



APPLICATION FOR MULTIFAMILY DEVELOPMENT

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	Luke Perry	Soteria CDC
*Title:	Project Manager	Owner
*Address:	411 University Ridge, Suite D	201 Shaw St.
*State:	SC	SC
*Zip:	29601	29609
*Phone:	864-250-0701	864-271-8227
*Email:	luke@johnstondesigngroup.us	jblassingame@soteriacdc.org

PROPERTY INFORMATION

*STREET ADDRESS 301 Shaw St.
*TAX MAP # 0150001301200
*CURRENT ZONING DESIGNATION RM-2
*TOTAL ACREAGE 0.26 Acres

PROPOSED DEVELOPMENT INFORMATION

*TYPE OF APPLICATION: ☒ New ☐ Modification – Major ☐ Modification – Minor
*ORIGINAL APPLICATION # (put N/A if new application) N/A
*NUMBER OF UNITS 5
*MULTIFAMILY DEVELOPMENT TYPE Rental Apartments
*AGE RESTRICTED HOUSING (Y / N) N

NUMBER OF UNITS AND/OR PERCENTAGE OF AGE RESTRICTED UNITS (If applicable) _____

INSTRUCTIONS

1. The applicant is **required** to schedule a pre-application meeting according to the dates outlined on the Board calendar. Call (864) 467-4476 to schedule an appointment.

*PREAPPLICATION MEETING DATE 12/8/21

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications and fees (made payable to the City of Greenville) for designation as a Multifamily Development must be received by **no later than 2:00 pm** of the date reflected on the Board schedule.

- A. Multifamily development - New \$550.00 – *public hearing required*
- B. Multifamily development – Major Modification \$275.00 – *public hearing required*
- C. Multifamily development – Minor Modification \$150.00 – *administrative review*

4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will go back into the queue for review. Please refer to **section 19-2.3.13 (D), Multifamily residential development** for additional information.
5. **Public Notice Requirements.** Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board required prior to the planning commission hearing.
6. The applicant is responsible for sign posting the subject property. Instructions will be provided at the time of submission.
7. Multifamily development applications also **require** a developer-led neighborhood meeting which is to be held at least eight (8) days prior to the scheduled Planning Commission hearing (Sec. 19-2.2.4, Neighborhood meetings). Information will be emailed within a few days of submittal to the listed applicant email provided on page one of this application.
8. Upon planning commission recommendation, the application item will be scheduled for city council hearing.

To be filled out at time of application submittal

- ☒ Public Hearing signs are acknowledged as received by the applicant
- ☒ Posting sign instructions and affidavit are acknowledged as received by the applicant

***APPLICANT SIGNATURE** Luke Perry

9. Please verify that all required information is reflected on the plan(s), and **submit one (1) paper copy and one (1) electronic version** of the application submittal package.
10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Luke Perry
01/18/2022

***APPLICANT ACKNOWLEDGEMENT SIGNATURE**

***DATE**

11. Per acknowledgement and understanding of item #8, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** x restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
*Applicant	<u>Luke Perry</u>
*Date	1/18/2022
*Property Owner/Authorized Agent	<u>Jerry Blassingame</u>
*Date	1/18/2022

APPLICATION REQUIREMENTS

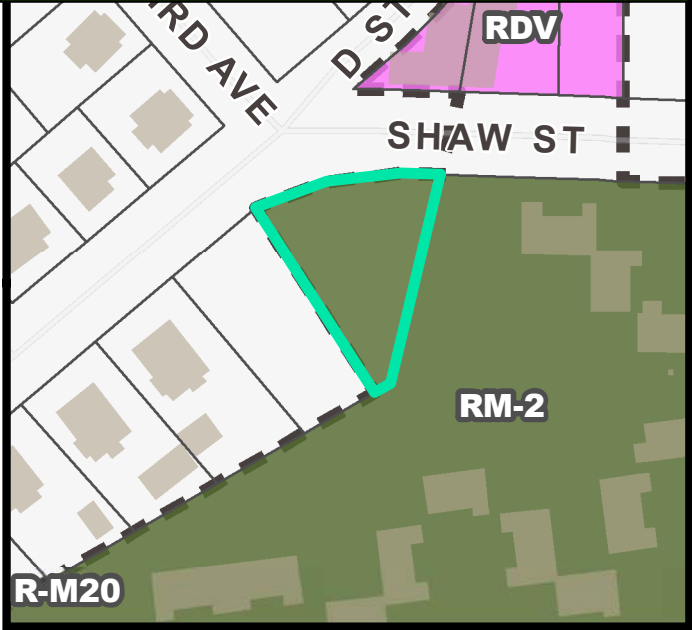
1. Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.
2. The submitted information shall include at a minimum:
 - a. Completed application for Multifamily development;
 - b. Context map, showing relationship of proposed development to the surrounding neighborhood;
 - c. Photographs of surrounding area;
 - d. Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.);
 - e. Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
 - f. Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
 - g. Plan showing elevation of proposed buildings in relation to adjoining structures;
 - h. Building floor plans;
 - i. Landscape plan, showing existing vegetation that will remain and the new plants to be added;
 - j. Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage; and
 - k. Materials board.
3. Please refer to **Section 19-6.8, Design standards for multifamily residential development** for additional information.

MD-22-57 • 301 SHAW STREET

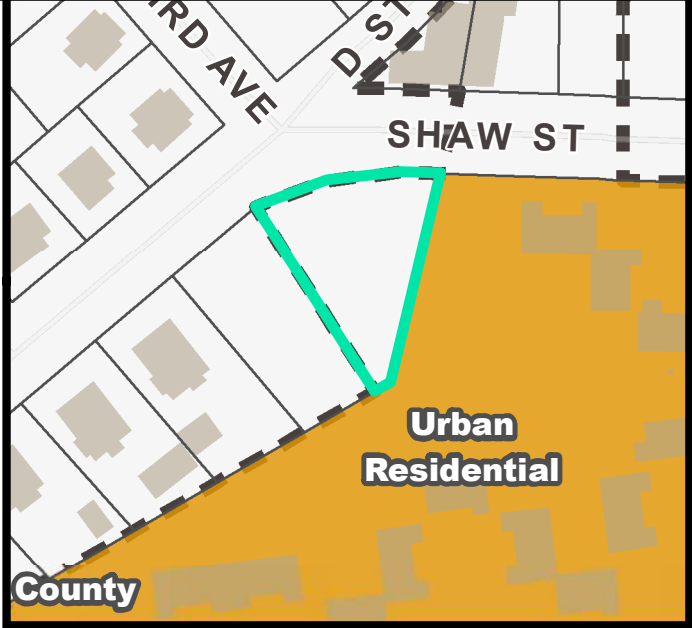
AERIAL VIEW



CURRENT ZONING



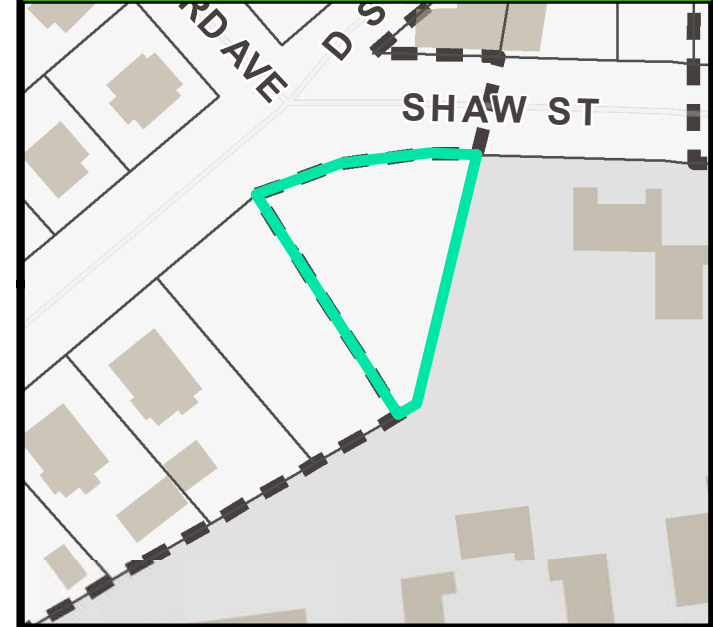
FUTURE LAND USE



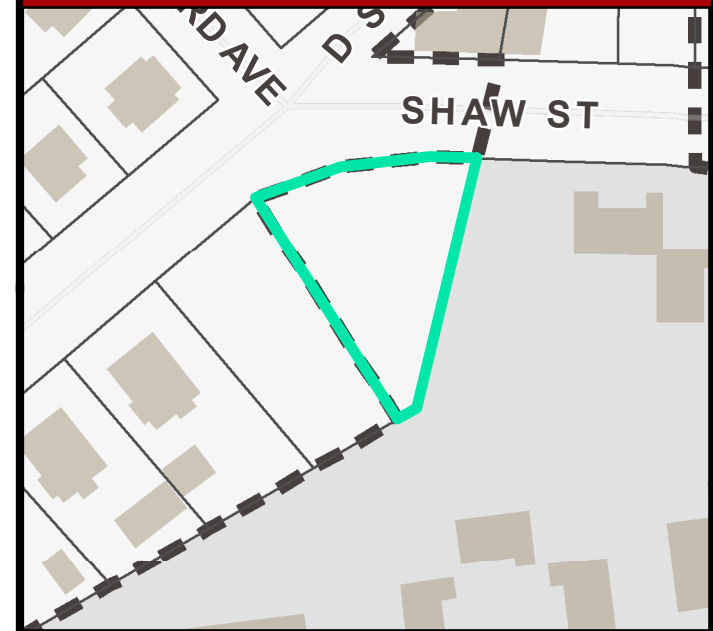
NATURAL / ENVIRONMENTAL FEATURES

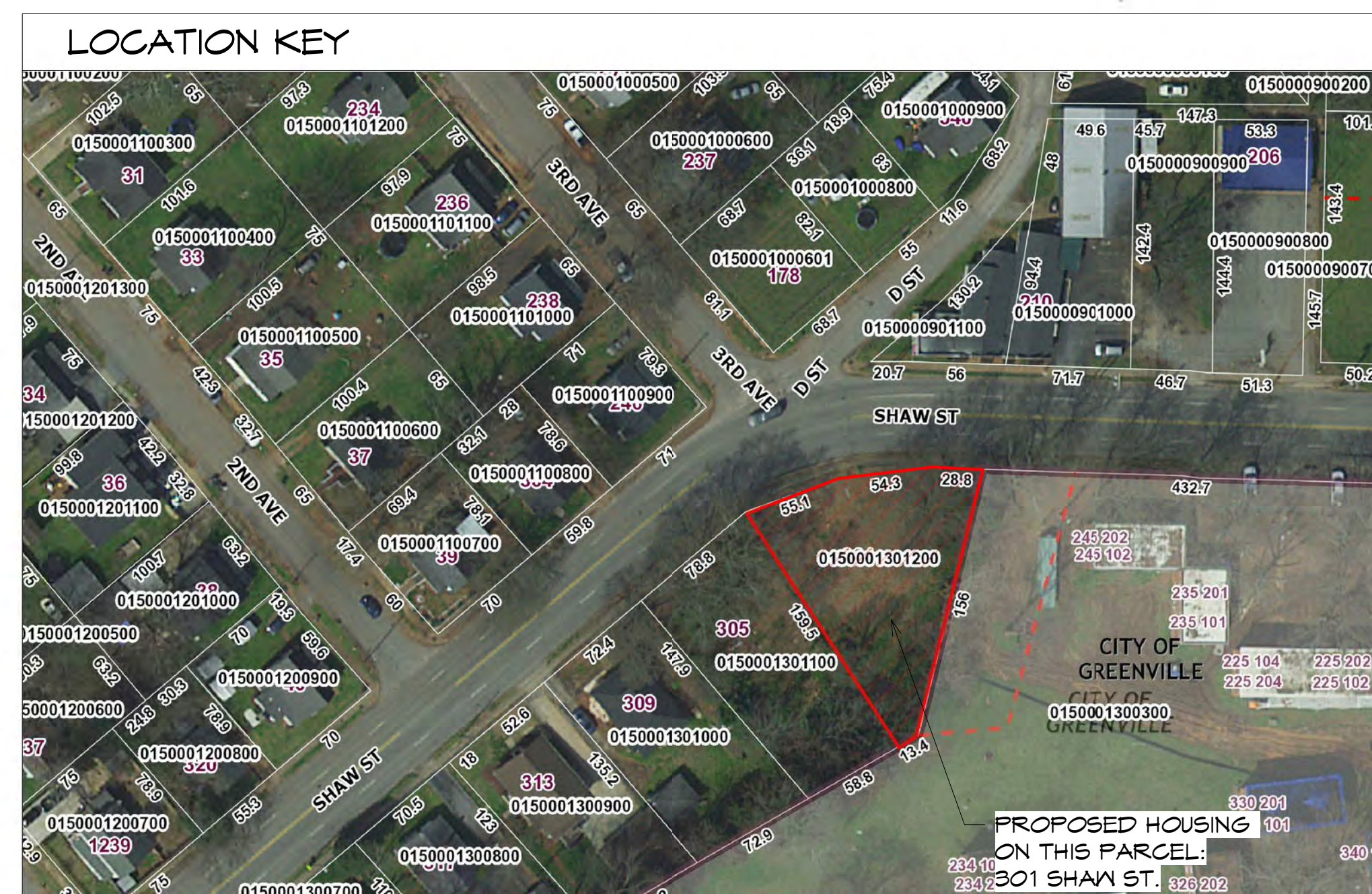


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





SOTERIA HOUSING

301 SHAW ST.
GREENVILLE, SC

JOHNSTON DESIGN GROUP, LLC
Suite D
411 UNIVERSITY RIDGE
Greenville, SC
29601
ph: 864.250.0701

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Revisions:

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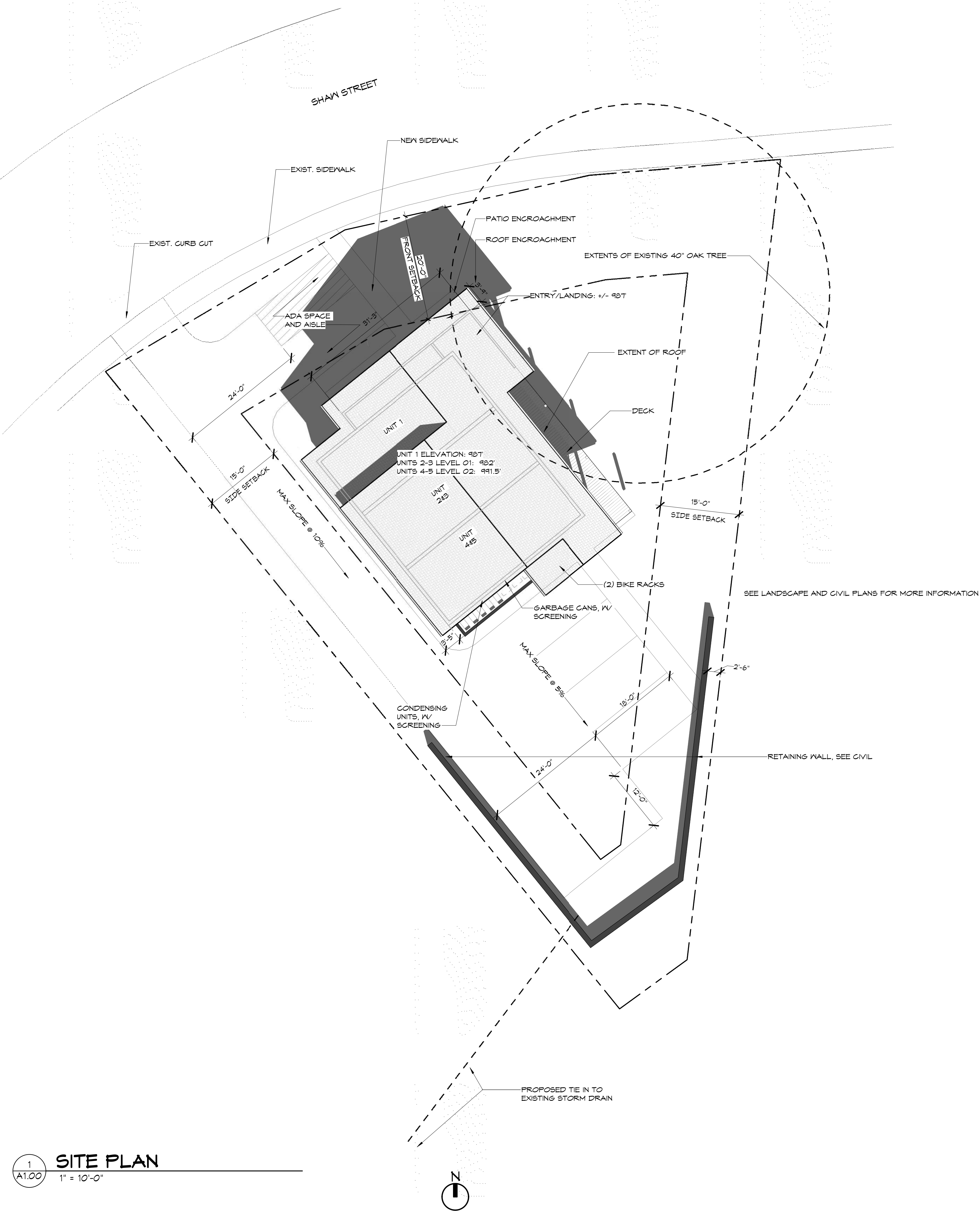
Commission: 219016
Date: 1/18/22
Drawn By: Author
Checked By: Checker

SITE PLAN

A1.00

PROJECT INFO

ADDRESS:	301 SHAM ST.
PIN #:	0150001301200
PARCEL SIZE:	0.26 ACRES
PROPOSED ZONING:	RM-2 (CITY OF GVL)
# OF UNITS BY RIGHT:	5
PROPOSED # OF UNITS:	5
PROPOSED BLDG SF:	2,200 +/- GSF
PARK. SPACES REQ'D:	8 (1.5 X 5)
# PARK. SPACES PROVIDED:	5
CONSTRUCTION TYPE:	V-B
NFPA SPRINKLER SYSTEM:	NONE
UNITS TO BE CONDITIONED BY DUCTED MINI-SPLITS	



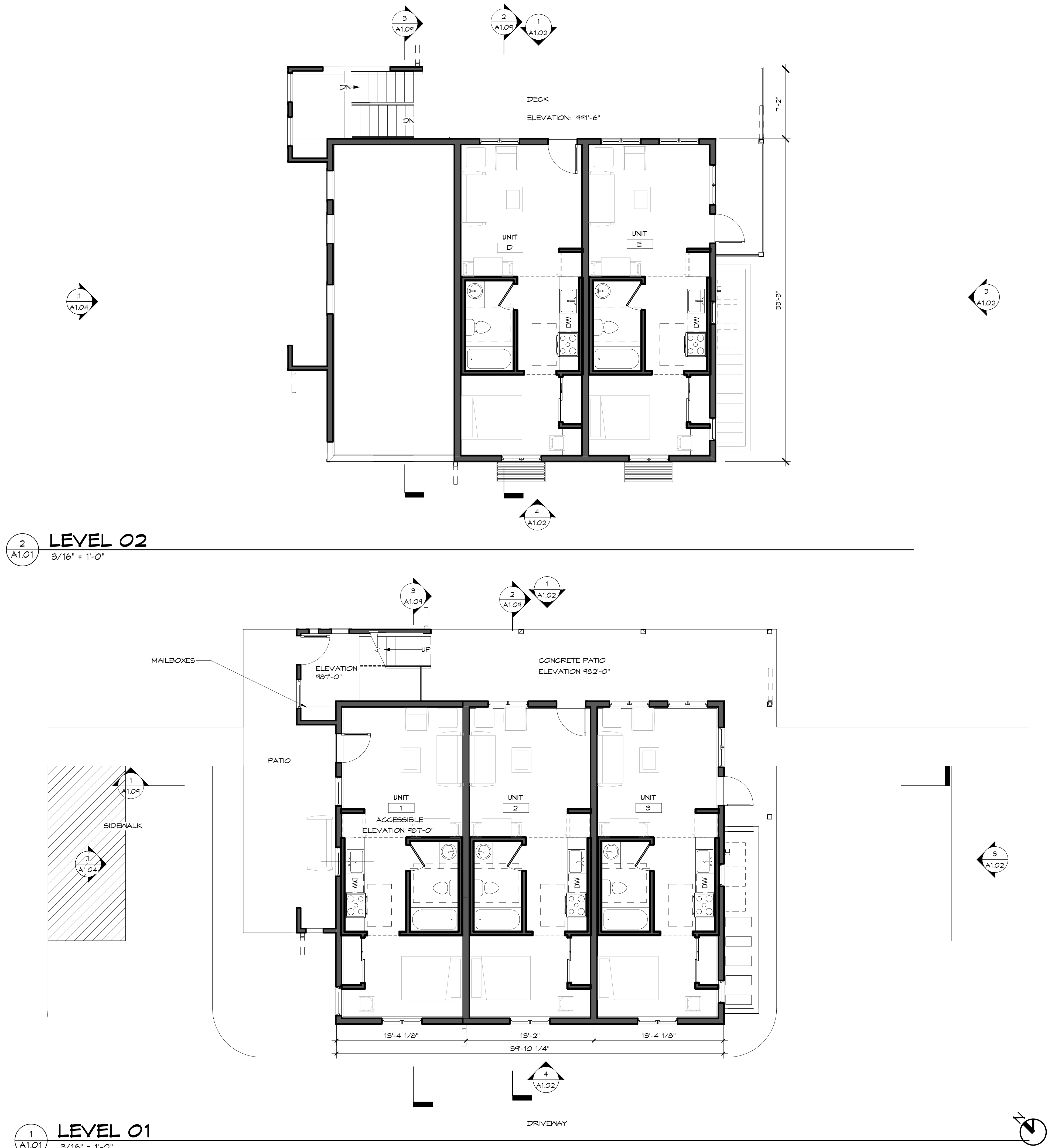
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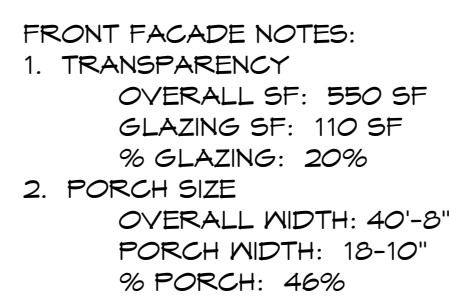
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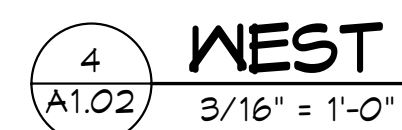
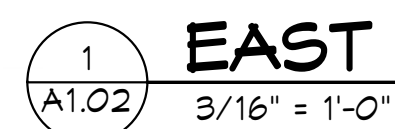
FLOOR PLANS

A1.01





2 NORTH
A1.02 3/16" = 1'-0"



EXTERIOR NOTES	
1	FIBER CEMENT LAP SIDING
2	FIBER CEMENT BOARD AND BATTEN
3	RECLAIMED WOOD SIDING
4	ASPHALT SHINGLE ROOF
5	WOOD DECK/ PATIO
6	PAINTED METAL RAILING
7	PV SOLAR PANELS
8	HORIZONTAL SHADING ELEMENT
9	ALUM. CLAD WINDOWS & DOORS
10	SCREEN WALL FOR MCH. EQUIP./ TRASH
11	OPENING IN EXTERIOR WALL
12	EXHAUST VENTS
13	GUTTERS AND DOWNSPOUTS
14	GABLE VENT
15	WALL SCONCE

SOTERIA
HOUSING

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GREENVILLE, SC

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EXTERIOR ELEVATIONS

A1.02

Johnston
DESIGN GROUP



A black and white photograph of a window with a dark frame and six rectangular panes arranged in a 3x2 grid. The window is set into a light-colored wall. The panes are empty, reflecting the light. The frame is thick and dark, contrasting with the lighter wall and panes. The overall composition is simple and geometric.



The 1 Stop Shop for All Your Lighting Needs



Specs	
Family/Collection:	Z-1030
Length:	5.13'
Width/Diameter (in):	5.13'
Height:	12.00'
Depth/Extension:	5.75'
Shade Width at Top (inches):	3.13'
Shade Height (inches):	8.38'
Back Plate Length:	1.00'
Back Plate Width:	4.75'
Overall Length:	5.13W x 5.13L x 12H x 5.75D'
Shade Size:	3.13 x 8.38
Height from Center:	2.25'
Weight:	2.42 lbs
Wire Length:	6.00'
# of Bubs:	1
Standard Wattage:	9 Watts
Bulb Type:	LED
CRI:	90
Lamp Base Type:	LED Module
Lumens:	333
Color Temperature:	3000 Kelvin
Design Style:	Modern
Shade Feature:	Seeded
Shade Shape:	Diffuser
Voltage Rating:	120 V
Material:	Aluminum
Warranty:	5 Years Limited
Prop 65 Rating:	Yes

Bulbs Included:	Yes
Shade Included:	Yes

Style and Option 1

Style:	Antique Bronze Finish with Clear/Clear Seeded Glass
Item #:	P560051-020-30
Price:	Reg. \$120.00 Save 15% \$102.00

Style and Option 2

Style:	White Finish with Clear/Clear Seeded Glass
Item #:	P560051-030-30
Price:	Reg. \$130.00 Save 15% \$110.50

Style and Option 3

Style:	Black Finish with Clear/Clear Seeded Glass
Item #:	P560051-031-30
Price:	Reg. \$130.00 Save 15% \$110.50

Style and Option 4

Style:	Metallic Gray Finish with Clear/Clear Seeded Glass
Item #:	P560051-082-30
Price:	Reg. \$130.00 Save 15% \$110.50



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EXTERIOR MATERIALS

A1.03



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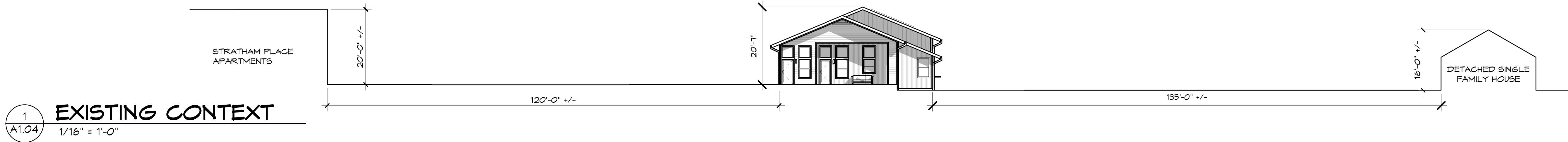
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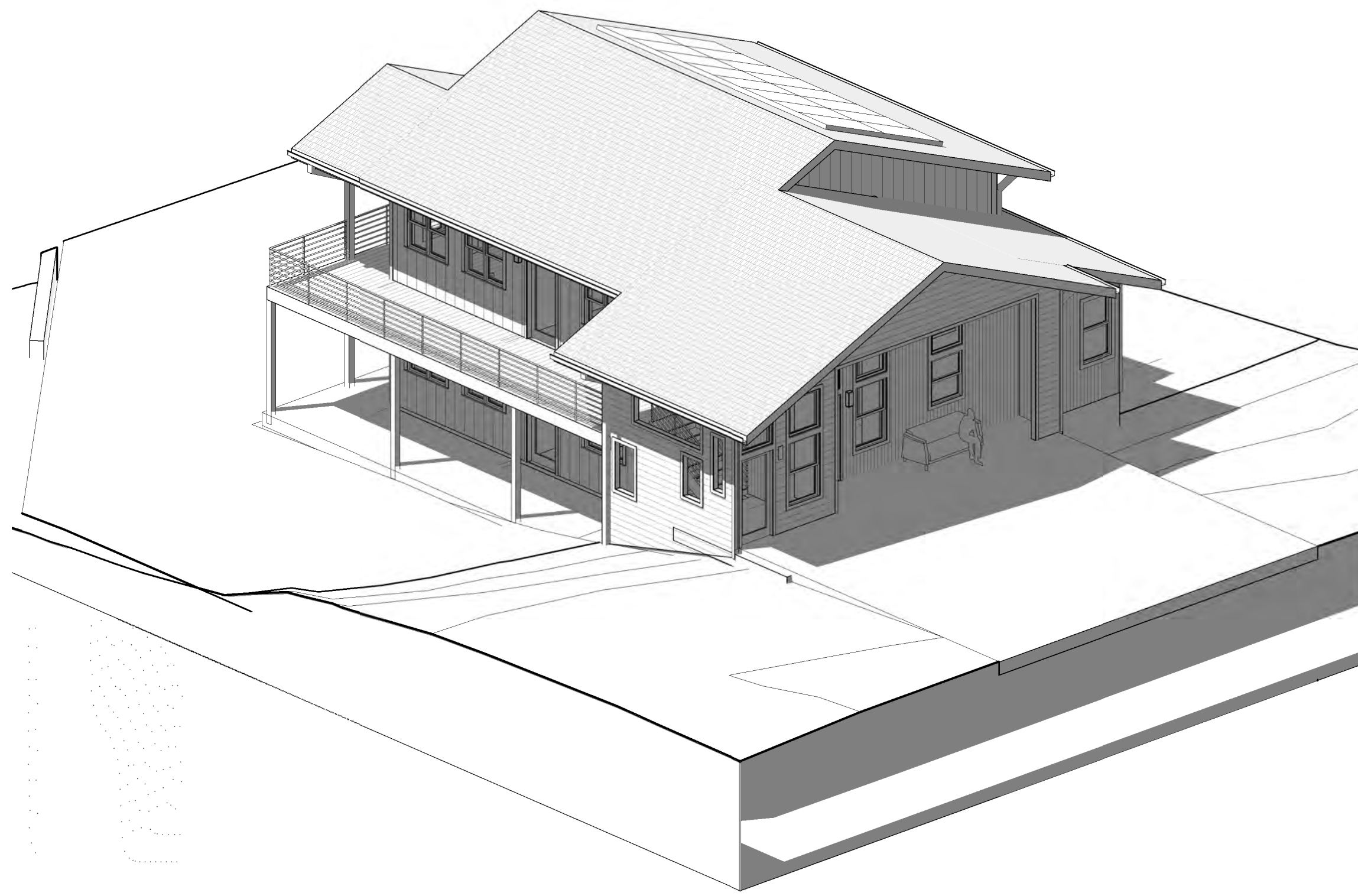
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EXISTING CONDITIONS

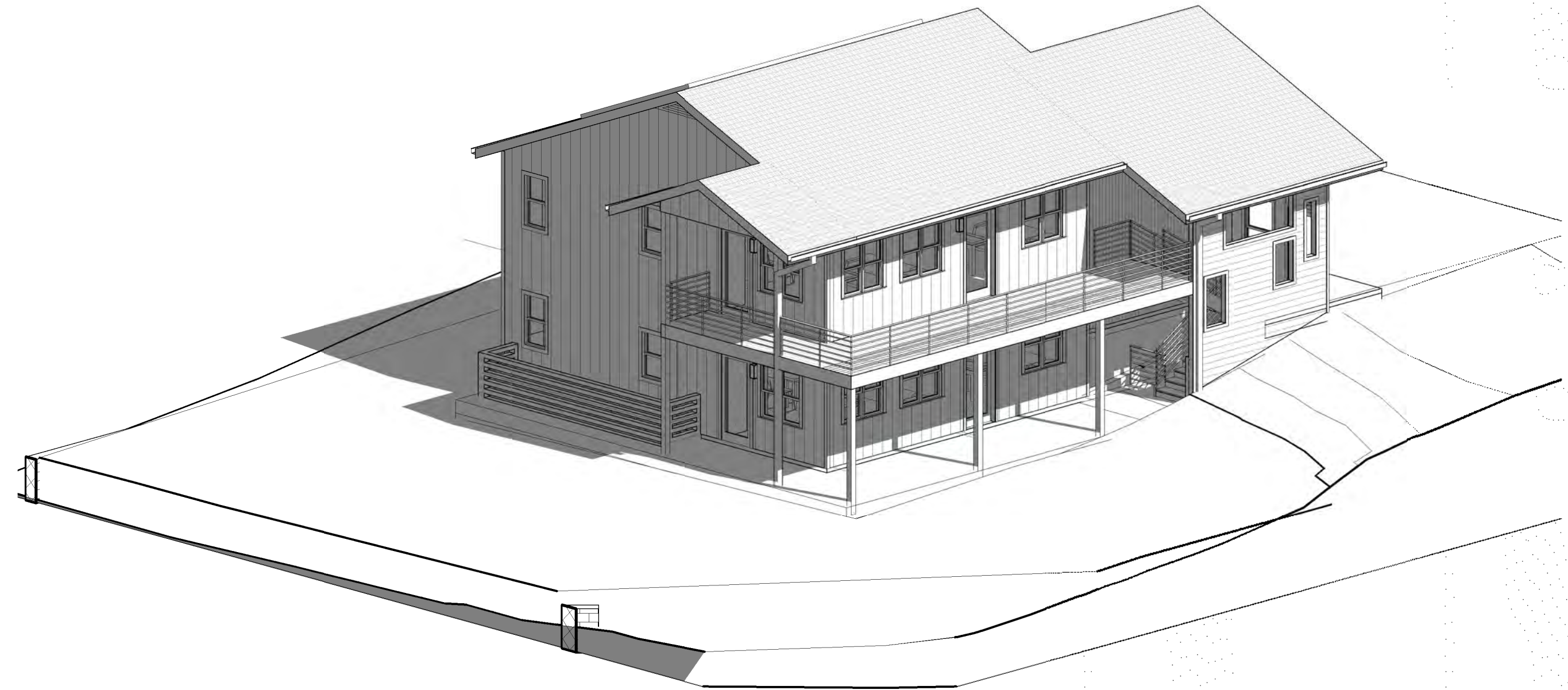
A1.04





2
A1.05

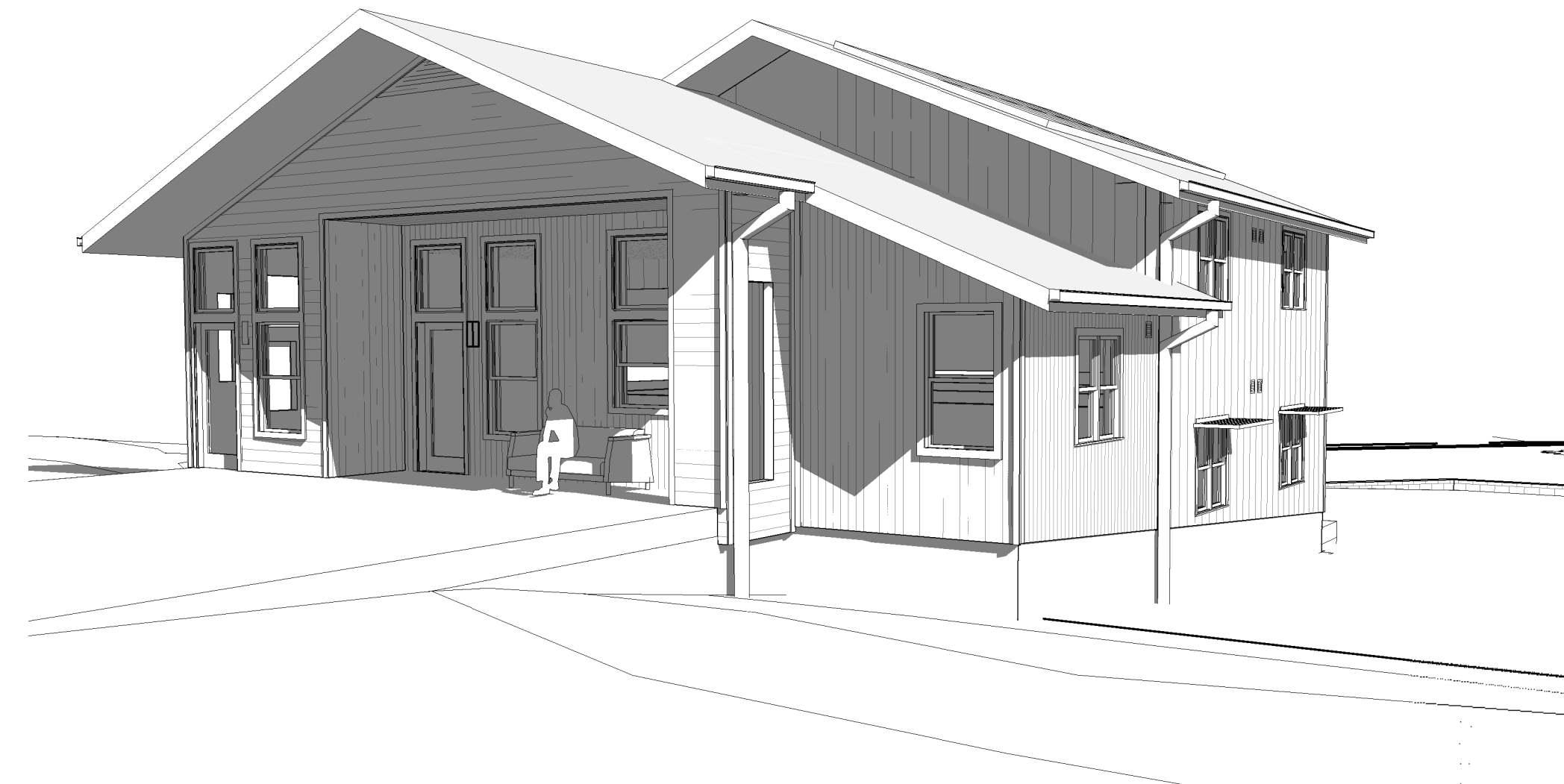
AXON-1



1
A1.05



3D View 1



4 3D View 2
A1.05

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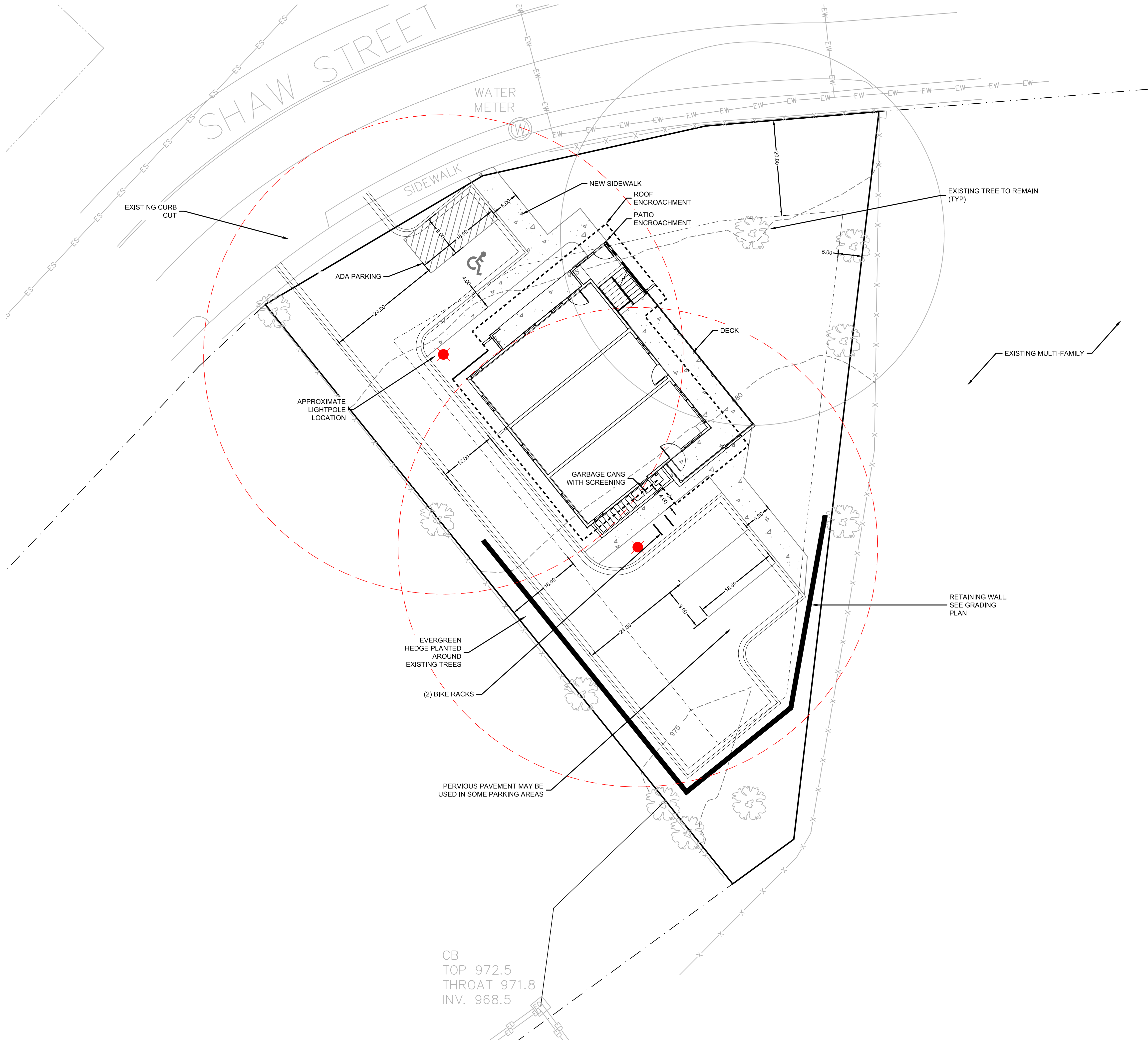
3D VIEWS

A1.05

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501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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Outdoor Lighting

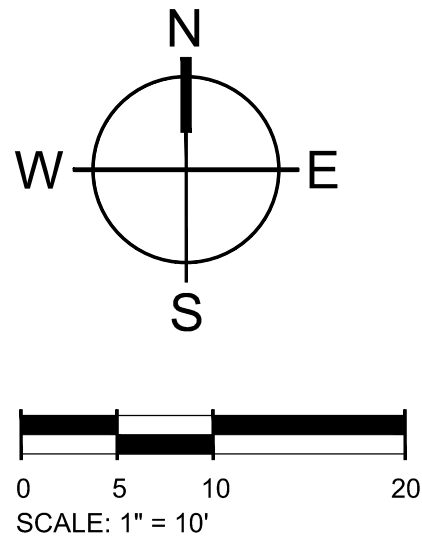
Mitchell Top Hat LED
(with ribs, bands and medallions)

Part of the Masterpiece Series, the energy-efficient Mitchell Top Hat LED with ribs, bands and medallions enhances the character and prestige of streetscapes and parking lots, as well as pedestrian areas and greenways. This fixture provides safety and security in commercial settings and will complement any neighborhood with its classic, elegant design.

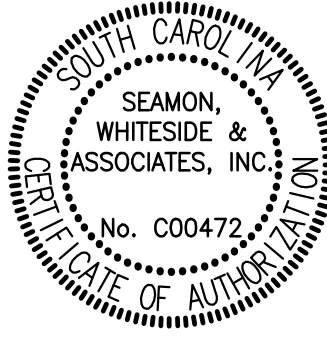
LED <i>(light-emitting diode)</i>	50 watts
Mounting height	12'
Color	Black
Poles	Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll-free at 866.769.6417.

LIGHTPOLE BY DUKE ENERGY (OR EQUAL)



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
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SUMMERVILLE, SC
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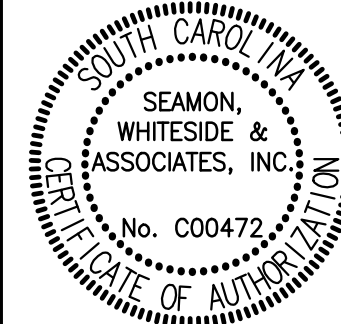
SOTERIA HOUSING
301 SHAW STREET, GREENVILLE SC

SW+ PROJECT: GR3904
DATE: 01/13/2022
DRAWN BY: DM
CHECKED BY: CG

REVISION HISTORY

NO.	DESCRIPTION

SITE & LIGHTING PLAN



11/6/20

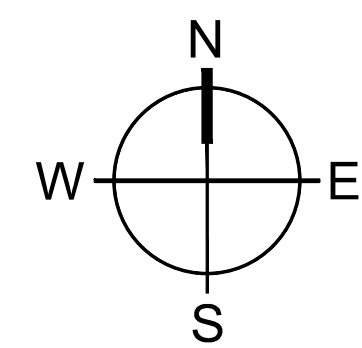
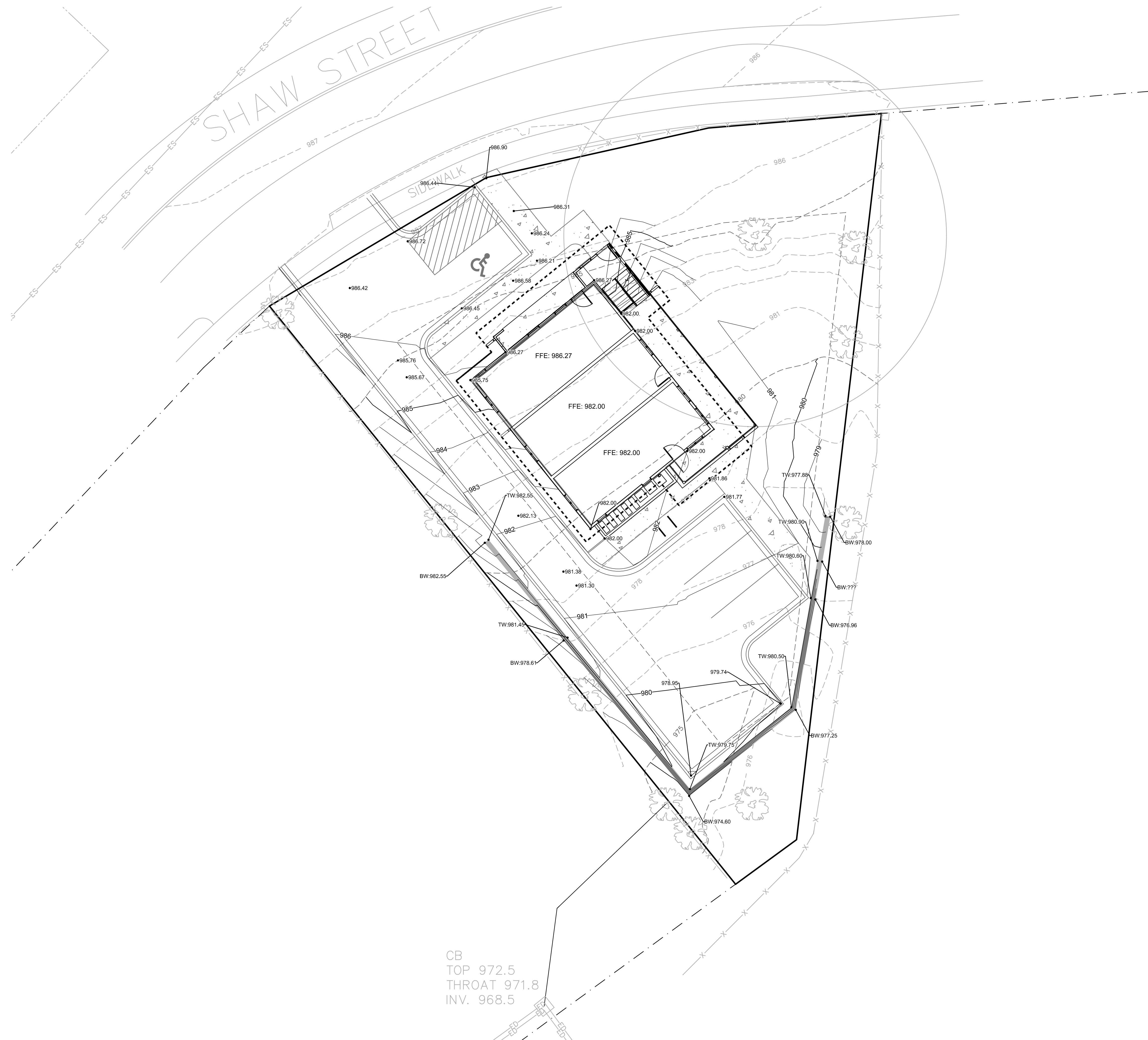
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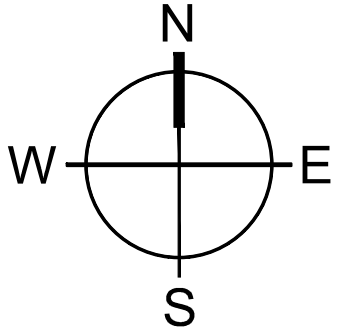
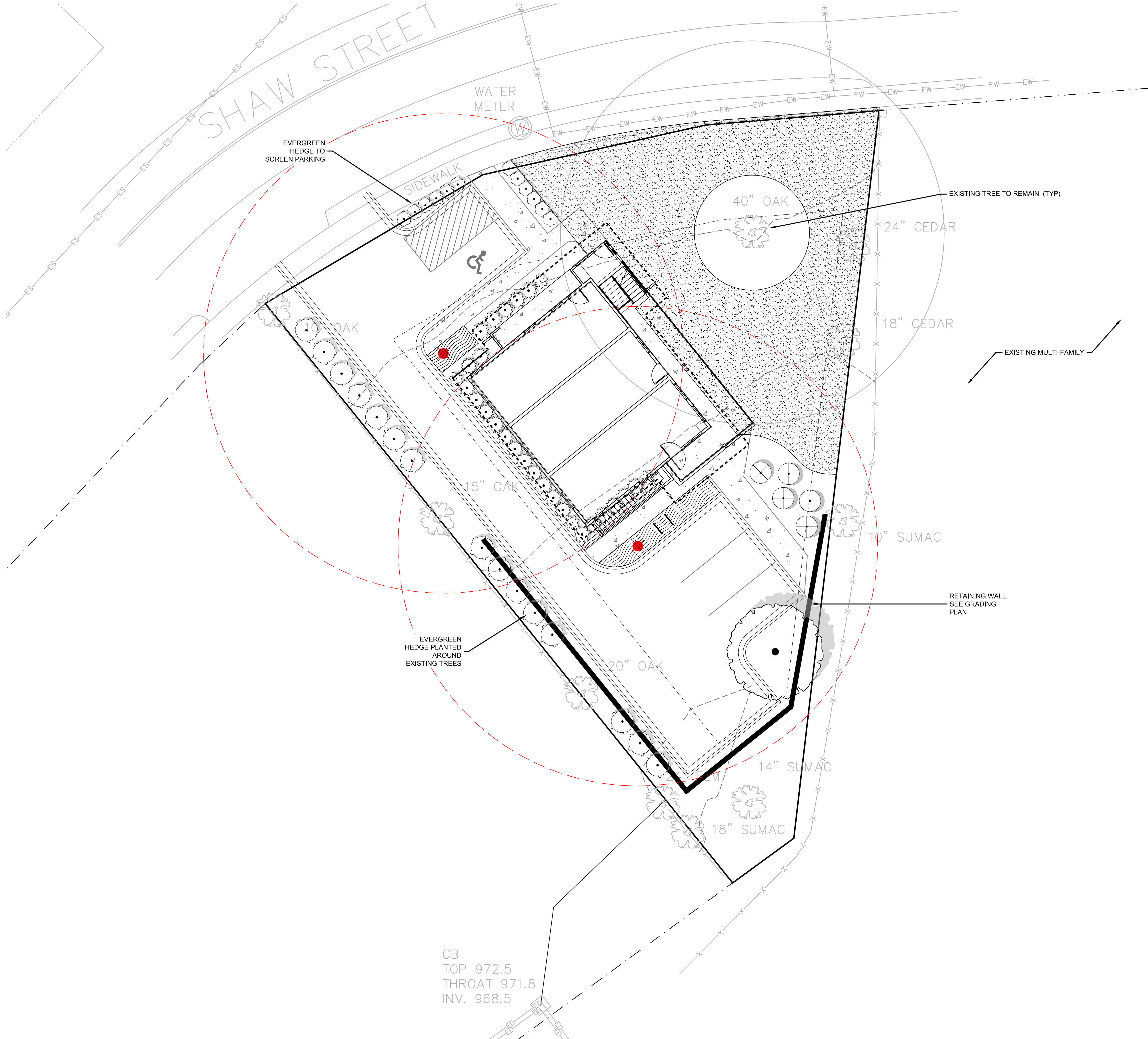
REVISION HISTORY

GRADING PLAN

C2.0



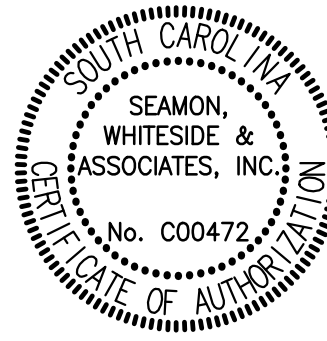
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SCALE: 1" = 10'



0 5 10 20
SCALE: 1" = 10'



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301 SHAW STREET, GREENVILLE SC

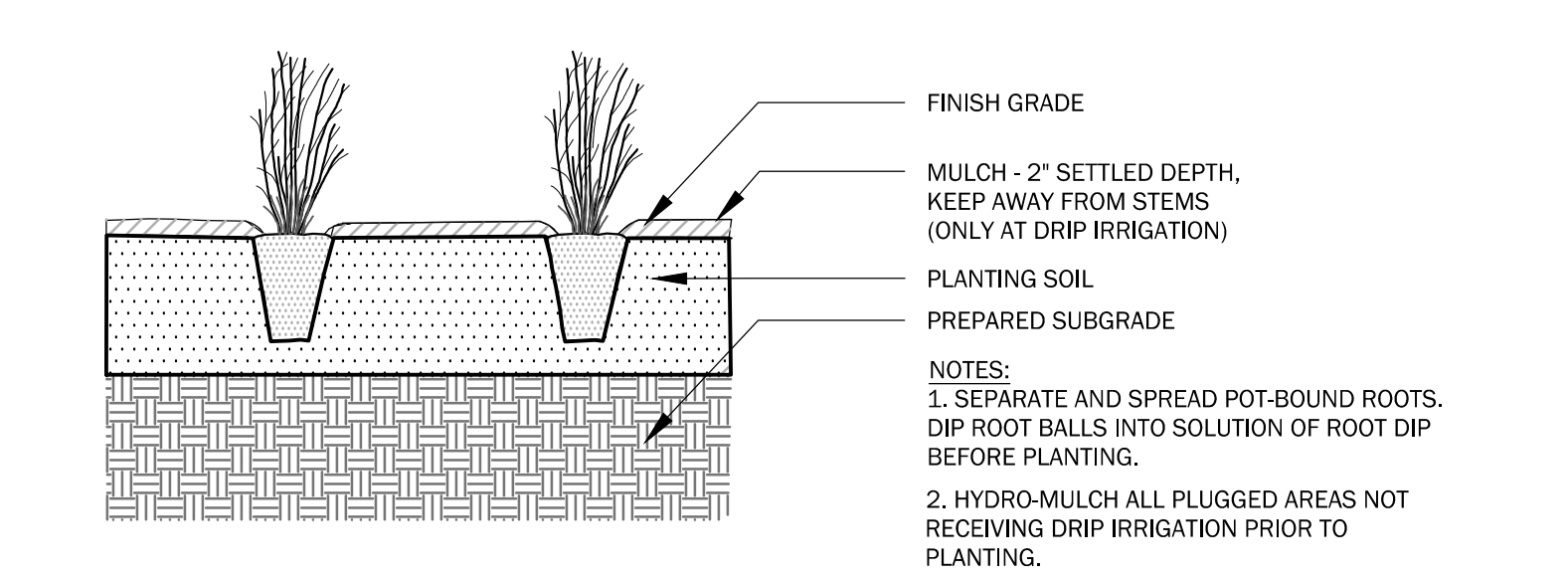
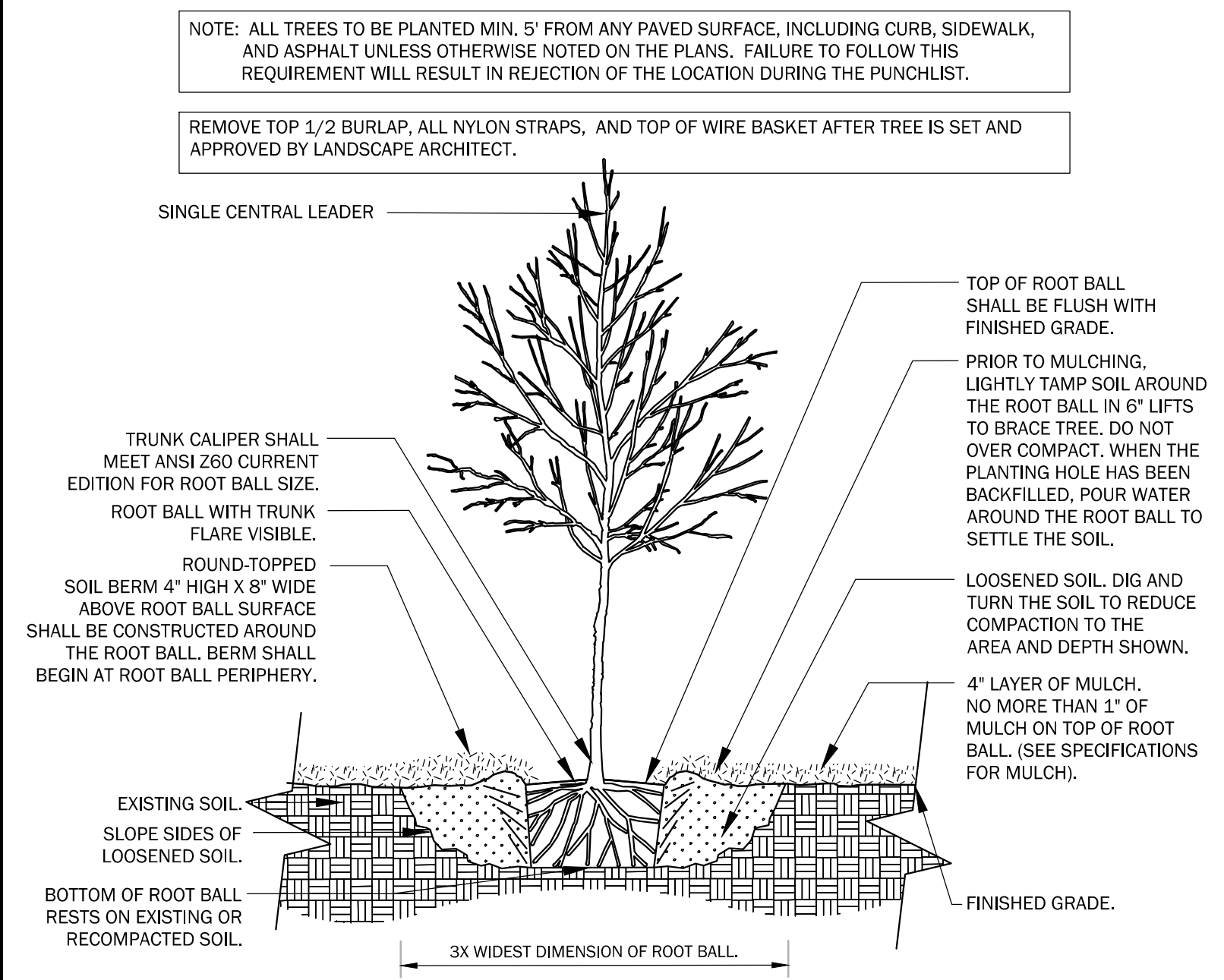
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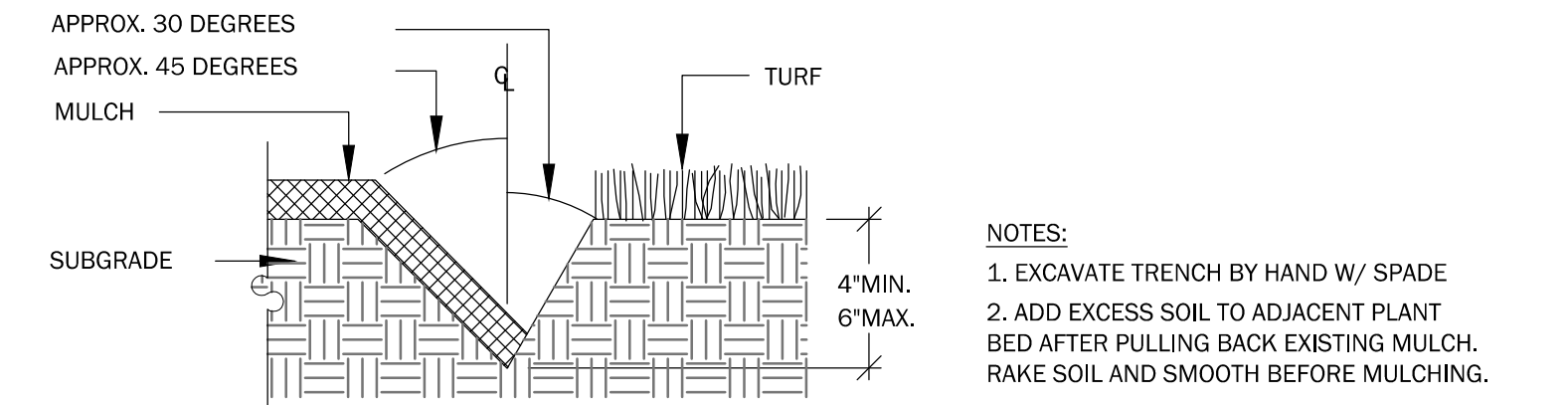
NO.	DESCRIPTION

LANDSCAPE
PLAN

L1.0



4 HERBACEOUS PLUG PLANTING



5 HORTICULTURAL TRENCH AT LAWN EDGE

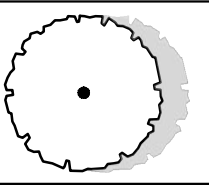
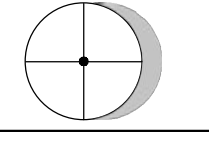
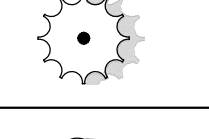
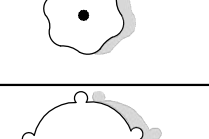
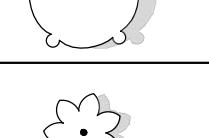

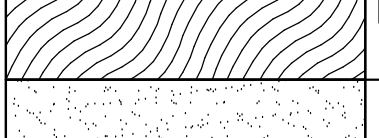
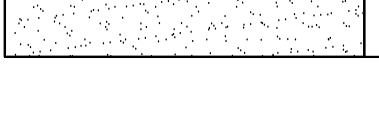
- ### SOIL NOTES
- FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
 - A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
 - SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
 - ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
 - IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

- ### LANDSCAPE NOTES
- CONTRACTOR TO PHOTO DOCUMENT PROGRESS OF WORK ON A WEEKLY BASIS AND SEND PHOTOS TO LANDSCAPE ARCHITECT AND OWNER ALONG WITH BRIEF SUMMARY OF WORK THAT HAS TAKEN PLACE.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
 - THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
 - SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
 - CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
 - ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
 - LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
 - DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED PER PLANTING DETAILS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
 - PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
 - THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
 - SHAPE AND HEIGHT OF BERMS AS NOTED ON PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO PLANTING AND IRRIGATION CONSTRUCTION.

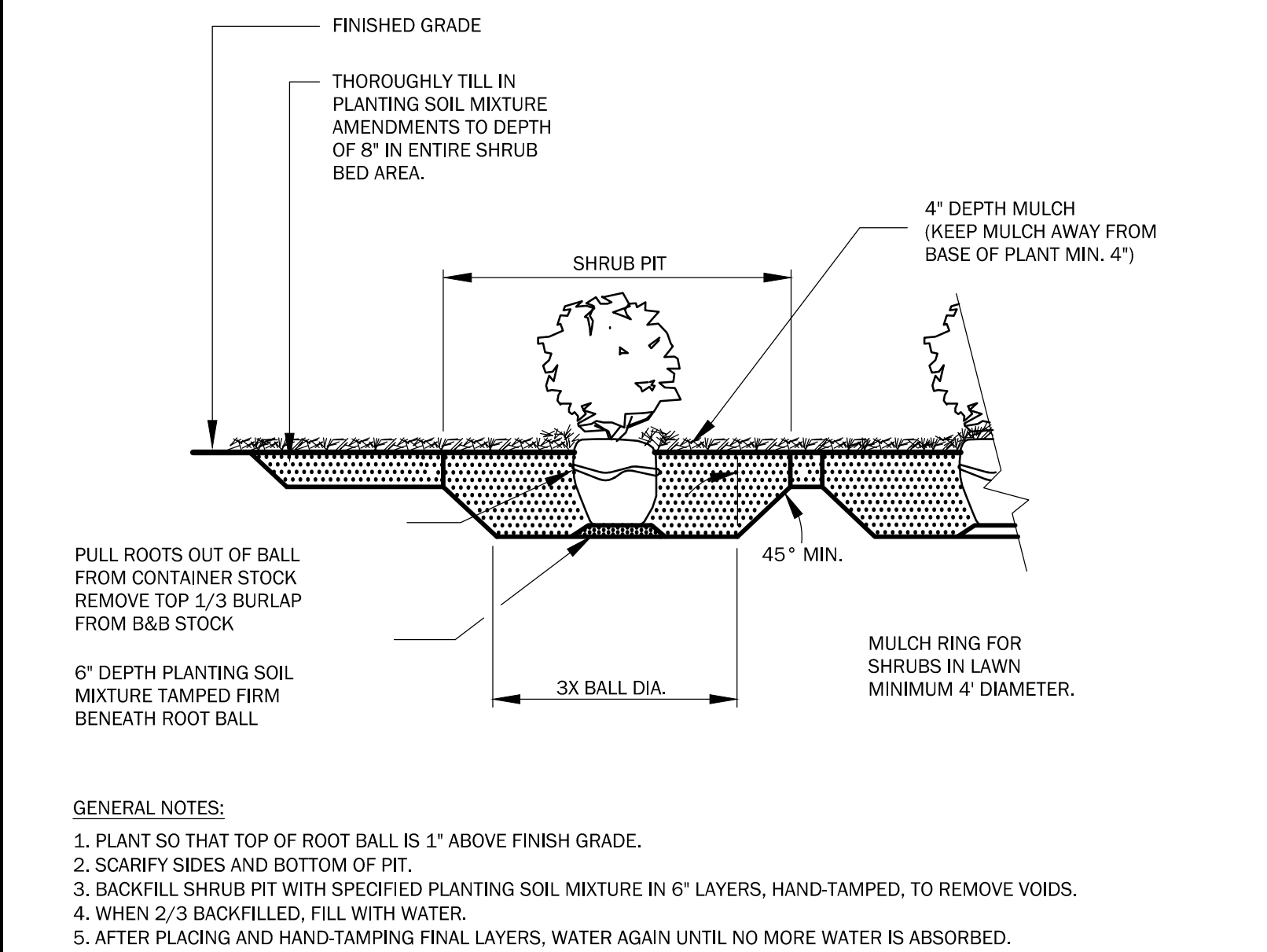
- ### IRRIGATION PERFORMANCE SPECIFICATIONS
- CONTRACTOR TO INSTALL HIGH EFFICIENCY, FULLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR PER IRRIGATION DRAWINGS AND SPECIFICATIONS AND PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW.
 - IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVALS.
 - DESIGN STATISTICS: 60 P.S.I. MAXIMUM. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, ZONES THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THESE ZONES TO 35-40 P.S.I.
 - ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO DRIVES AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 P.S.I. RATED FLEXIBLE PIPE. POSITION HEADS A MINIMUM 3" FROM CURB OR PAVEMENT.
 - ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
 - WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUNDCOVER AREAS SHALL BE DRIP IRRIGATED.
 - SYSTEM PIPE SHALL BE CLASS 160 P.V.C. SIZE OF MAIN PIPE IS AS NOTED ON PLANS. SIZE ALL OTHER PIPE AS FOLLOWS:
0-17 G.P.M.: 1"
18-28 G.P.M.: 1-1/4"
29-35 G.P.M.: 1-1/2"
36-62 G.P.M.: 2"
63+ G.P.M.: 2-1/2"
 - WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
 - ALL CONTROL WIRES SHALL BE 14 GAUGE.
 - CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
 - WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PERTINENT WATER AUTHORITY. CONTRACTOR SHALL BEGIN HIS WORK AT THE METER. OWNER WILL ASSUME THE COST OF THE TAP TO MUNICIPAL WATER SUPPLY AND IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE METER.
 - IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE INCONSPICUOUS AND DEVICE SHALL BE PAINTED 'FLAT BLACK'.
 - PROTECT EXISTING TREES TO REMAIN FROM DAMAGE. NOT MACHINE TRENCHING IS ALLOWED WITHIN THE DRIP LINE OF ANY TREE. WHERE PIPING IS REQUIRED WITHIN THE DRIP LINE, POSITION PIPES TO MINIMIZE DISTURBANCE OF ROOTS AND PERFORM ALL EXCAVATION BY HAND. DO NOT CUT ANY ROOTS LARGER THAN 3/4" DIAMETER.
 - IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.

NOTES

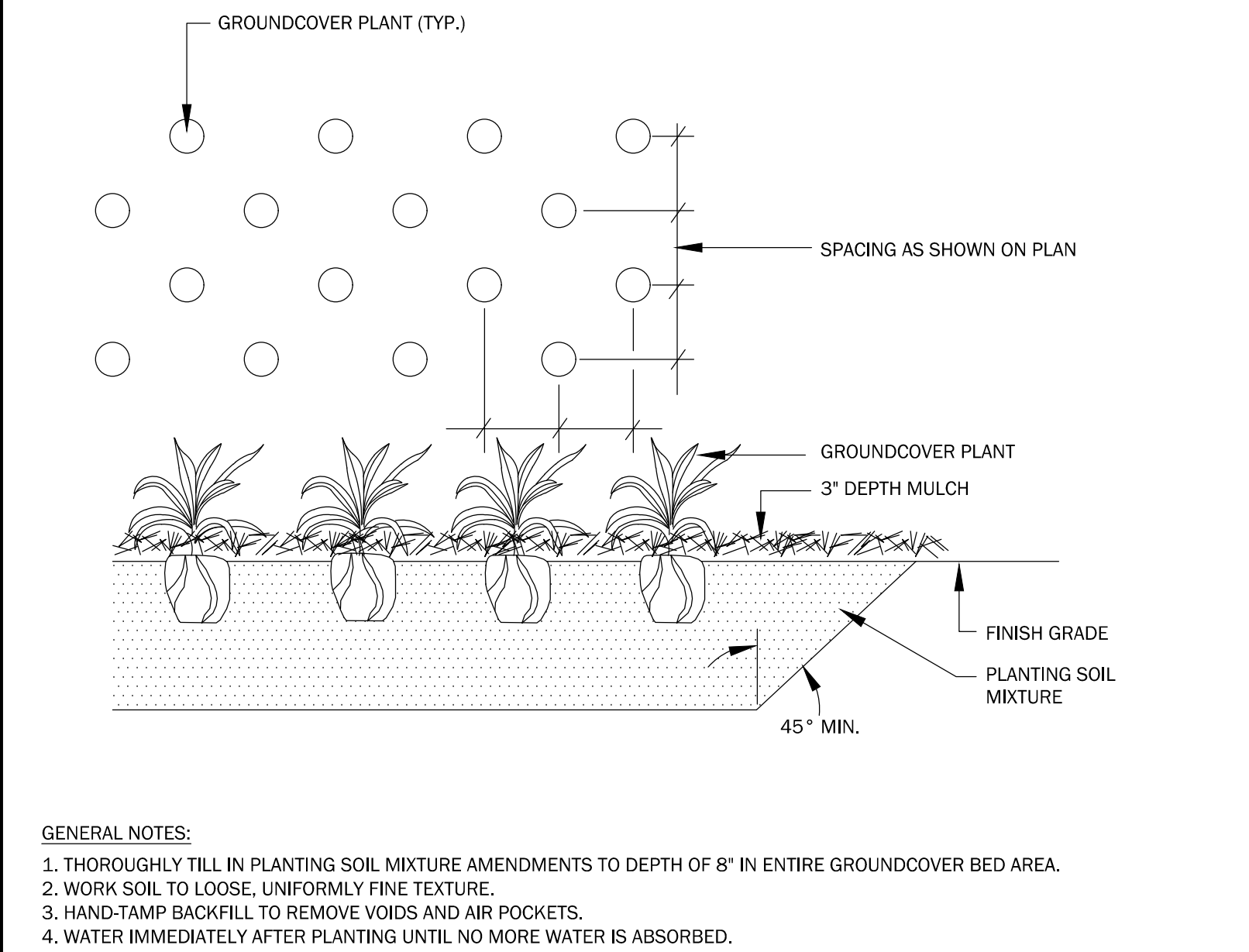
FWF	FULL WELL FORMED	MS	MULTI-STEMMED TRUNK	EGG	EGG CAN CONTAINER	CON	CONTAINERIZED MATERIAL
SP	SPECIMEN MATERIAL	CAL	TRUNK CALIPER	B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL
TF	TREE FORM HABIT	GAL	GALLON CONTAINER			ESP	ESPALIER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT		REMARKS
	QUEP	1	Quercus phellos / Willow Oak	2.5" CAL	12`-14`		FWF, SP, CLEAR TRUNK TO 6'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT		REMARKS
	AZGT	1	Azalea indica / Indica Azalea	7 GAL			FWF, SP, CON
	DIST	24	Distylium x 'PIIDIST-IV' TM / Linebacker Distylium	3 GAL			FWF, SP, CON
	ILEB	12	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 GAL	18"-24"		FWF, SP, CON
	OSMF	15	Osmanthus fragrans / Sweet Olive	7 GAL			FWF, SP, CON
	THUJ	4	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae		4`-5`		FWF, SP, FULL TO GROUND
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	LIRS	88	Liriope muscari 'Super Blue' / Super Blue Lilyturf	4" POT		18" o.c.	FWF, SP, CON
	SOD	2,876 sf	Cynodon dactylon / Bermuda Grass	SOD			TIF 419 OR EQUAL

1 TREE PLANTING



2 SHRUB PLANTING



3 GROUND COVER PLANTING

NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE

REVISION HISTORY

NO.	DESCRIPTION	DATE

PLANT SCHEDULE & DETAILS

Neighborhood Meeting**Project Name:** SOTERIA HOUSING**Location:** VIRTUAL, Via Microsoft Teams**Time of the meeting:** 6 pm**Date:** Thursday, January 13, 2022**Representative holding meeting:** Luke W. Perry, Johnston Design Group

Name	Street Address	Email
1 John (Anonymous)		
2 Linda and William Harkins	102 Conyers St. Greenville, SC	lucyandbill12@gmail.com
3 Kirsten Meier	325 Shaw St. Greenville, SC 29609	meieruk@gmail.com
4 Slowik Household	160 Stall Street	did not provide
5 Gary Davis	1116 S. Main Street, Greenville, SC 29601	gary.davis@captrust.com
6 Jerry Blassingame	201 Shaw St. Greenville, SC 29609	jblassingame@soteriacdc.org
7 Luke W. Perry	101 Alpine Way, Greenville, SC 29609	luke@johnstondesign.group
8 Paul Dow	COG Engineering	
9 Rebecca Edwards	COG Community Development	
10 Austin Rutherford	COG Planning	
11		
12 Note: Ms. Harrison at 1229 1st. Street (864-422-8045) called me to learn more about the project. She was mainly curious,		
13 but said "sounds like a good project."		
14		
15		
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25		



APPLICATION FOR MULTIFAMILY DEVELOPMENT

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	Luke Perry	Soteria CDC
*Title:	Project Manager	Owner
*Address:	411 University Ridge, Suite D	201 Shaw St.
*State:	SC	SC
*Zip:	29601	29609
*Phone:	864-250-0701	864-271-8227
*Email:	luke@johnstondesigngroup.us	jblassingame@soteriacdc.org

PROPERTY INFORMATION

*STREET ADDRESS 301 Shaw St.
*TAX MAP # 0150001301200
*CURRENT ZONING DESIGNATION RM-2
*TOTAL ACREAGE 0.26 Acres

PROPOSED DEVELOPMENT INFORMATION

*TYPE OF APPLICATION: ☒ New ☐ Modification – Major ☐ Modification – Minor
*ORIGINAL APPLICATION # (put N/A if new application) N/A
*NUMBER OF UNITS 5
*MULTIFAMILY DEVELOPMENT TYPE Rental Apartments
*AGE RESTRICTED HOUSING (Y / N) N

NUMBER OF UNITS AND/OR PERCENTAGE OF AGE RESTRICTED UNITS (If applicable) _____

INSTRUCTIONS

1. The applicant is **required** to schedule a pre-application meeting according to the dates outlined on the Board calendar. Call (864) 467-4476 to schedule an appointment.

*PREAPPLICATION MEETING DATE 12/8/21

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications and fees (made payable to the City of Greenville) for designation as a Multifamily Development must be received by **no later than 2:00 pm** of the date reflected on the Board schedule.

- A. Multifamily development - New \$550.00 – *public hearing required*
- B. Multifamily development – Major Modification \$275.00 – *public hearing required*
- C. Multifamily development – Minor Modification \$150.00 – *administrative review*

4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will go back into the queue for review. Please refer to **section 19-2.3.13 (D), Multifamily residential development** for additional information.
5. **Public Notice Requirements.** Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board required prior to the planning commission hearing.
6. The applicant is responsible for sign posting the subject property. Instructions will be provided at the time of submission.
7. Multifamily development applications also **require** a developer-led neighborhood meeting which is to be held at least eight (8) days prior to the scheduled Planning Commission hearing (Sec. 19-2.2.4, Neighborhood meetings). Information will be emailed within a few days of submittal to the listed applicant email provided on page one of this application.
8. Upon planning commission recommendation, the application item will be scheduled for city council hearing.

To be filled out at time of application submittal

- ☒ Public Hearing signs are acknowledged as received by the applicant
- ☒ Posting sign instructions and affidavit are acknowledged as received by the applicant

***APPLICANT SIGNATURE** Luke Perry

9. Please verify that all required information is reflected on the plan(s), and **submit one (1) paper copy and one (1) electronic version** of the application submittal package.
10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Luke Perry
01/18/2022

***APPLICANT ACKNOWLEDGEMENT SIGNATURE**

***DATE**

11. Per acknowledgement and understanding of item #8, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** x restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
*Applicant	<u>Luke Perry</u>
*Date	1/18/2022
*Property Owner/Authorized Agent	<u>Jerry Blassingame</u>
*Date	1/18/2022

APPLICATION REQUIREMENTS

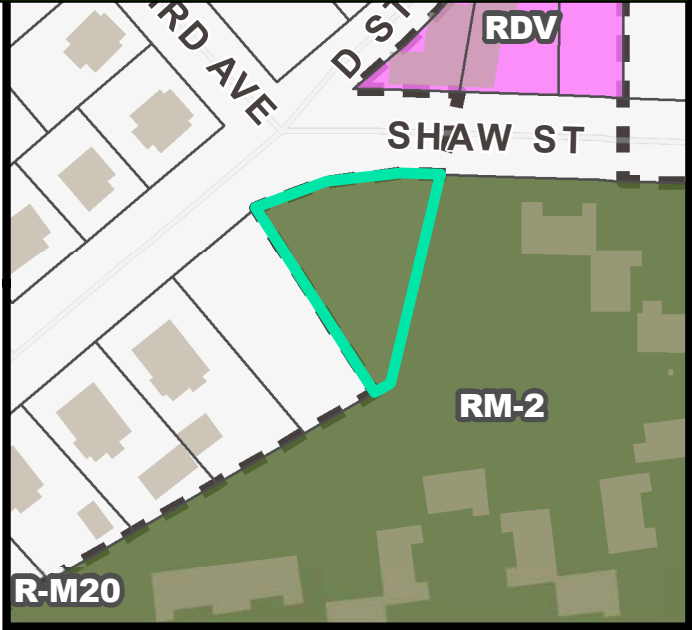
1. Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.
2. The submitted information shall include at a minimum:
 - a. Completed application for Multifamily development;
 - b. Context map, showing relationship of proposed development to the surrounding neighborhood;
 - c. Photographs of surrounding area;
 - d. Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.);
 - e. Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
 - f. Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
 - g. Plan showing elevation of proposed buildings in relation to adjoining structures;
 - h. Building floor plans;
 - i. Landscape plan, showing existing vegetation that will remain and the new plants to be added;
 - j. Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage; and
 - k. Materials board.
3. Please refer to **Section 19-6.8, Design standards for multifamily residential development** for additional information.

MD-22-57 • 301 SHAW STREET

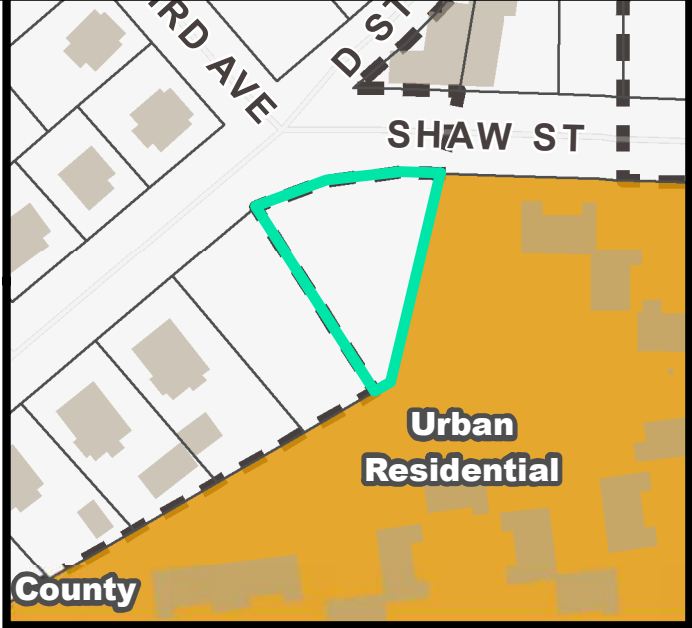
AERIAL VIEW



CURRENT ZONING



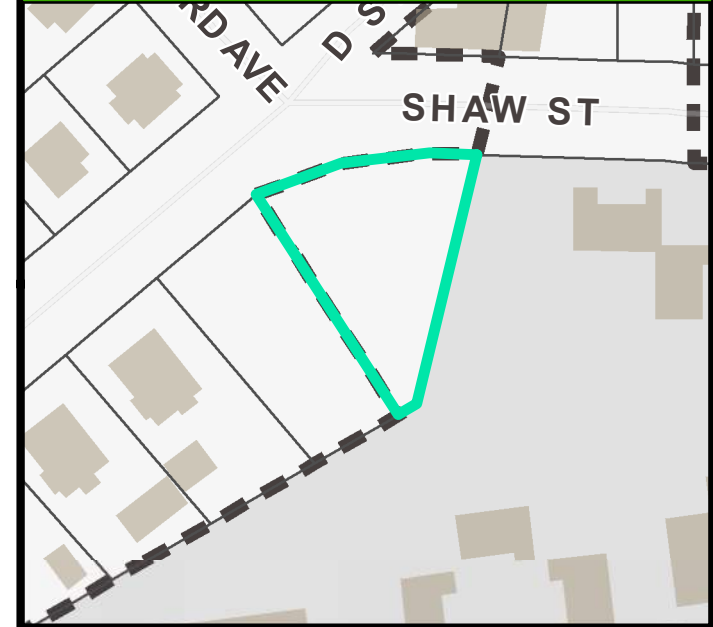
FUTURE LAND USE



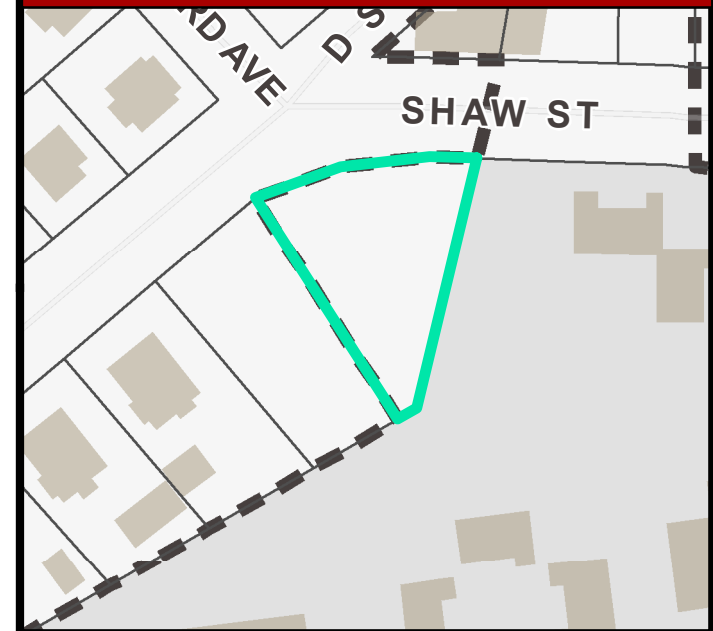
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



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G1.01

SOTERIA HOUSING

301 SHAW ST.
GREENVILLE, SC

JOHNSTON DESIGN GROUP, LLC
Suite D
411 UNIVERSITY RIDGE
Greenville, SC
29601
ph: 864.250.0701

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Revisions:

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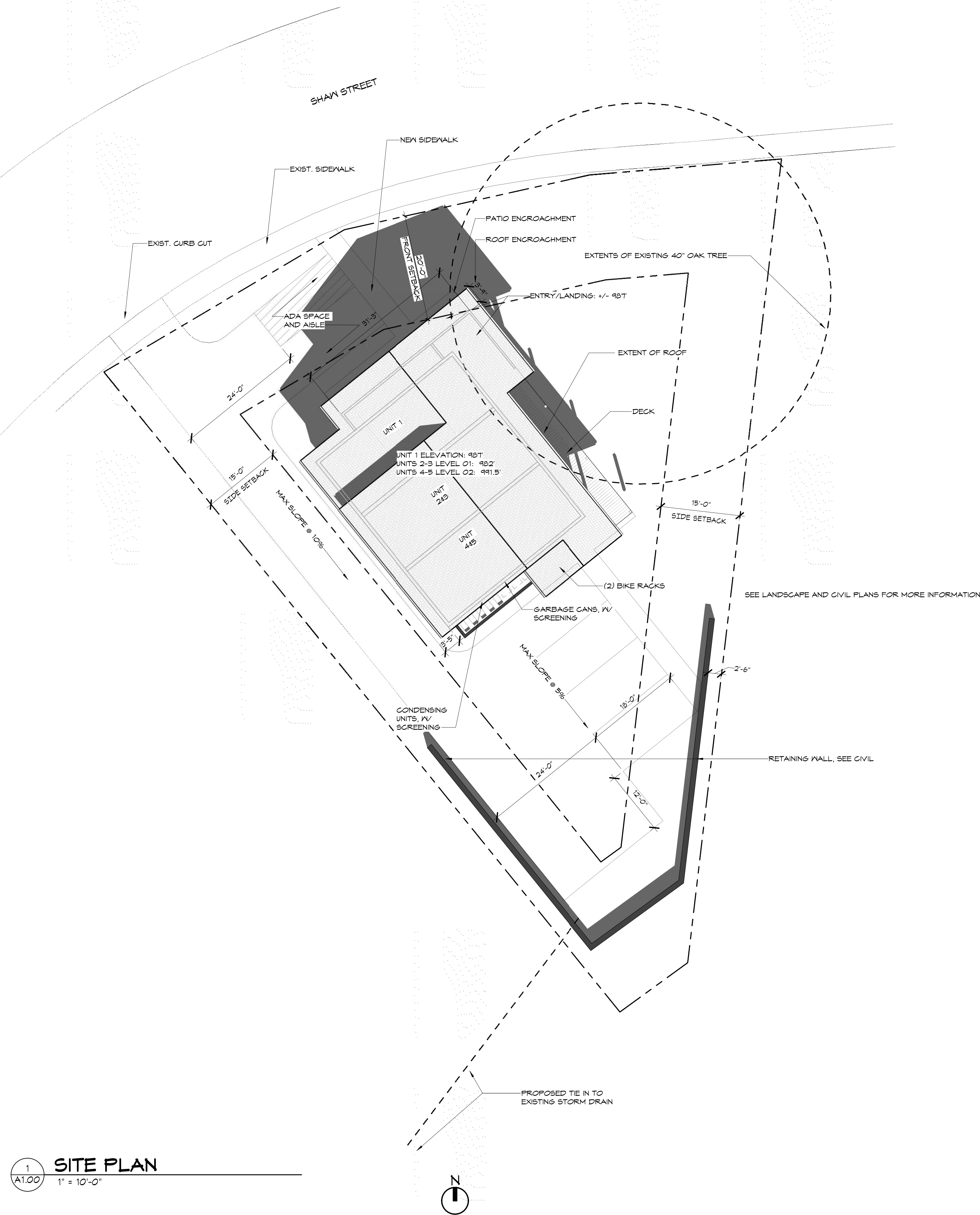
Commission: 219016
Date: 1/18/22
Drawn By: Author
Checked By: Checker

SITE PLAN

A1.00

PROJECT INFO

ADDRESS:	301 SHAM ST.
PIN #:	0150001501200
PARCEL SIZE:	0.26 ACRES
PROPOSED ZONING:	RM-2 (CITY OF GVL)
# OF UNITS BY RIGHT:	5
PROPOSED # OF UNITS:	5
PROPOSED BLDG SF:	2,200 +/- 65SF
# PARK SPACES REQ'D:	8 (1.5 X 5)
# PARK SPACES PROVIDED:	5
CONSTRUCTION TYPE:	V-B
NFPA SPRINKLER SYSTEM:	NONE
UNITS TO BE CONDITIONED BY DUCTED MINI-SPLITS	



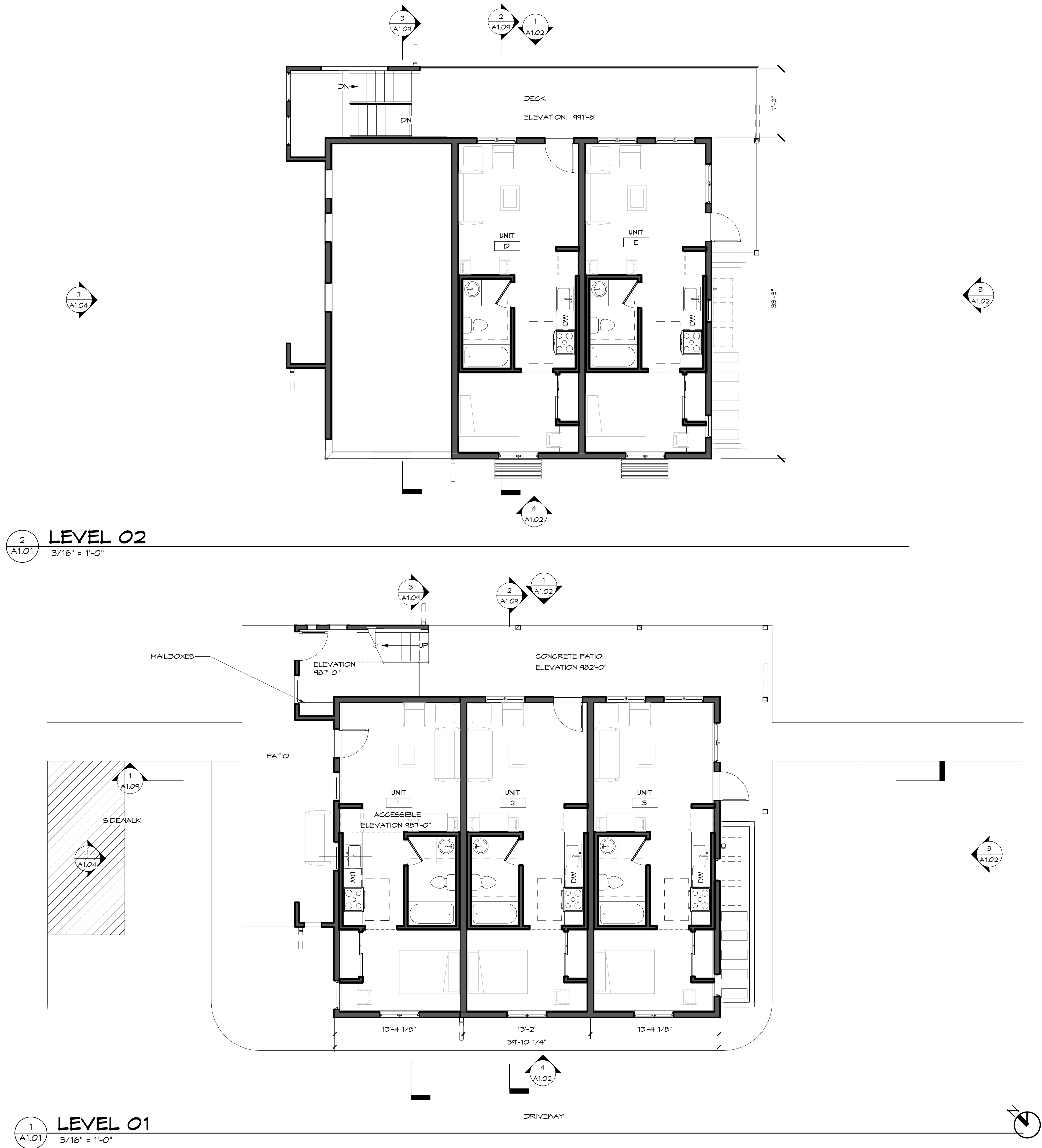
JOHNSTON DESIGN GROUP, LLC
Suite D
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Greenville, SC
29601
ph: 864.250.0701

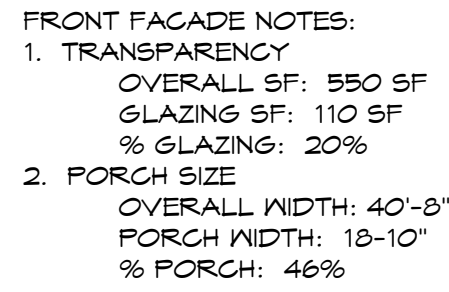
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FLOOR PLANS

A1.01





EXTERIOR NOTES	
1	FIBER CEMENT LAP SIDING
2	FIBER CEMENT BOARD AND BATTEN
3	RECLAIMED WOOD SIDING
4	ASPHALT SHINGLE ROOF
5	WOOD DECK / PATIO
6	PAINTED METAL RAILING
7	PV SOLAR PANELS
8	HORIZONTAL SHADING ELEMENT
9	ALUM. GLAD WINDOWS & DOORS
10	SCREEN WALL FOR MECH. EQUIP./ TRASH
11	OPENINGS IN EXTERIOR WALL
12	EXHAUST VENTS
13	GUTTERS AND DOWNSPOUTS
14	GABLE VENT
15	WALL SCONCE

3 SOUTH
A1.02 $3/16" = 1'-0"$

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EXTERIOR ELEVATIONS

A1.02

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A black and white photograph of a window with a dark frame and six rectangular panes arranged in a 3x2 grid. The window is set into a light-colored wall. The panes are empty, reflecting the light. The frame is thick and dark, contrasting with the lighter wall and panes. The overall composition is simple and geometric.



The 1 Stop Shop for All Your Lighting Needs



Species	
Family/Collection	Z-1030
Length:	5.13"
Width/Diameter (in):	5.13"
Height:	12.00"
Depth/Extension:	5.75"
Shade Width at Top (inches):	3.13"
Shade Height (inches):	6.38"
Back Plate Length:	1.00"
Back Plate Width:	4.75"
Overall Length:	5.13W x 5.13L x 12H x 5.75D"
Shade Size:	3.13" x 6.38
Height from Center:	2.25"
Weight:	2.42 lbs
Wire Length:	6.00"
# of Bulbs:	1
Standard Wattage:	9 Watts
Bulb Type:	LED
CRI:	90
Lamp Base Type:	LED Module
Lumens:	333
Color Temperature:	3000 Kelvin
Design Style:	Modern
Shade Feature:	Seeded
Shade Shape:	Diffuser
Voltage Rating:	120 V
Material:	Aluminum
Warranty:	5 Years Limited
Prop 65 Rating:	Yes

Bulbs Included:	Yes
Shade Included:	Yes

Style and Option 1

Style:	Antique Bronze Finish with Clear/Clear Seeded Glass
Item #:	P560051-020-30
Price:	Reg. \$120.00 Save 15% \$110.50

Style and Option 2

Style:	White Finish with Clear/Clear Seeded Glass
Item #:	P560051-030-30
Price:	Reg. \$130.00 Save 15% \$110.50

Style and Option 3

Style:	Black Finish with Clear/Clear Seeded Glass
Item #:	P560051-031-30
Price:	Reg. \$130.00 Save 15% \$110.50

Style and Option 4

Style:	Metallic Gray Finish with Clear/Clear Seeded Glass
Item #:	P560051-082-30
Price:	Reg. \$130.00 Save 15% \$110.50



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EXTERIOR MATERIALS

A1.03



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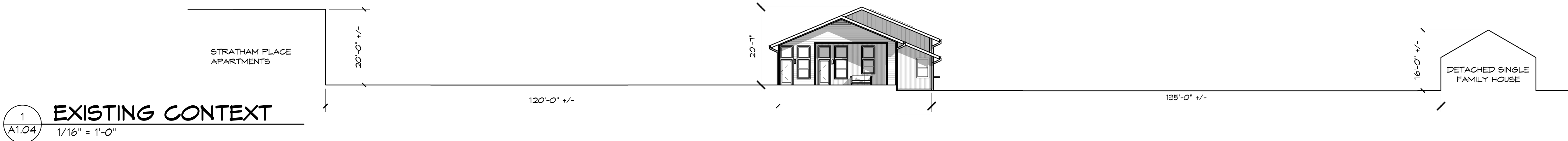
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Commission: 219016
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EXISTING CONDITIONS

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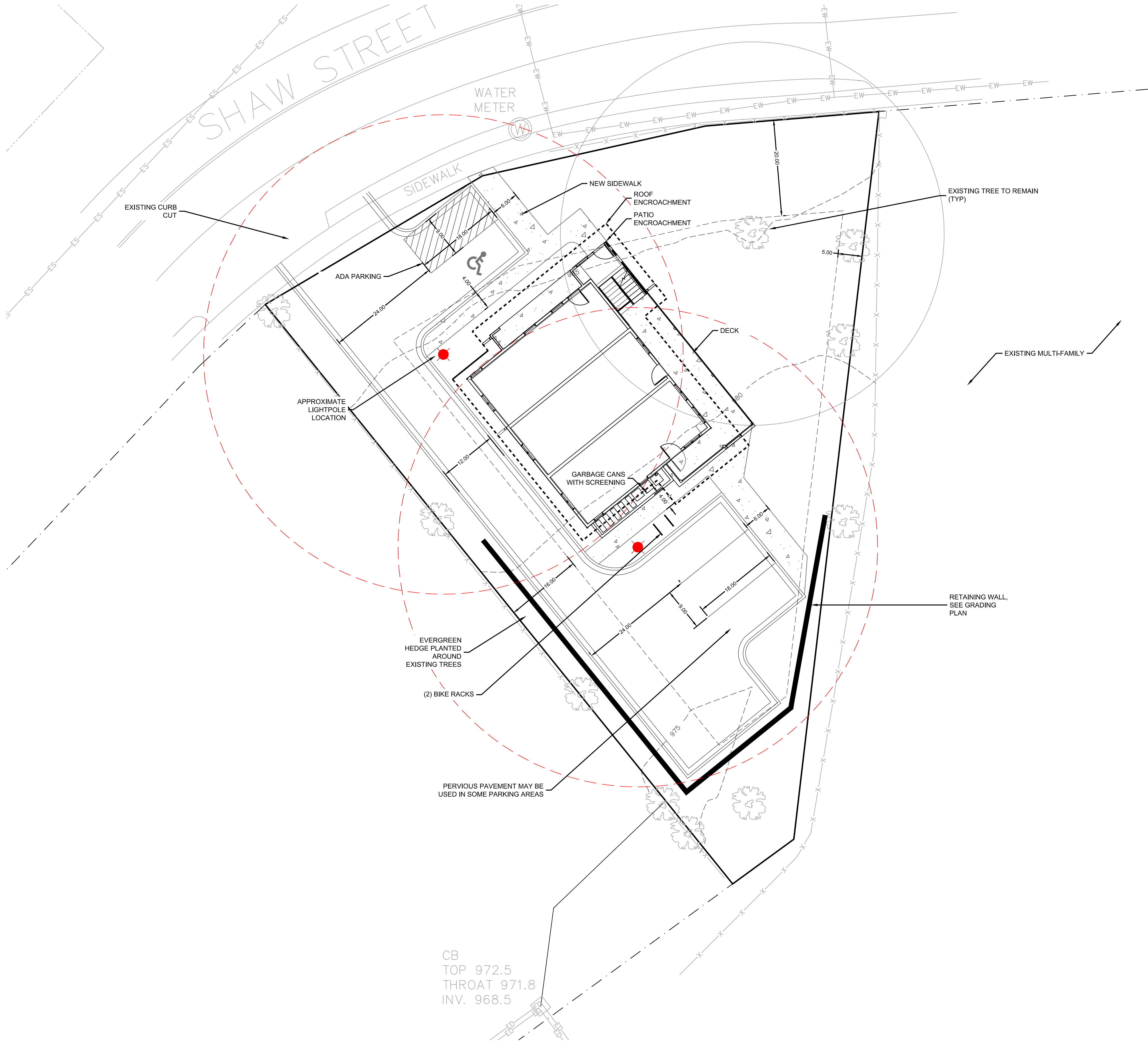


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501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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Outdoor Lighting

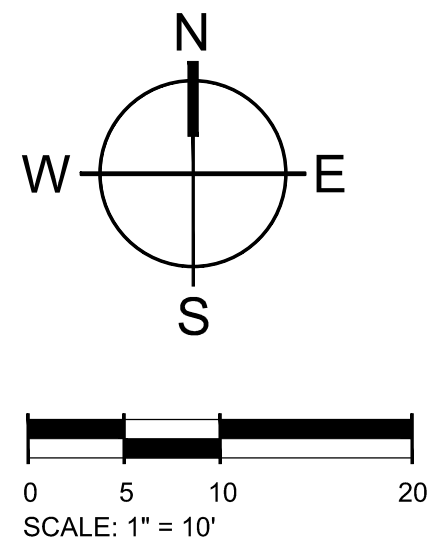
Mitchell Top Hat LED
(with ribs, bands and medallions)

Part of the Masterpiece Series, the energy-efficient Mitchell Top Hat LED with ribs, bands and medallions enhances the character and prestige of streetscapes and parking lots, as well as pedestrian areas and greenways. This fixture provides safety and security in commercial settings and will complement any neighborhood with its classic, elegant design.

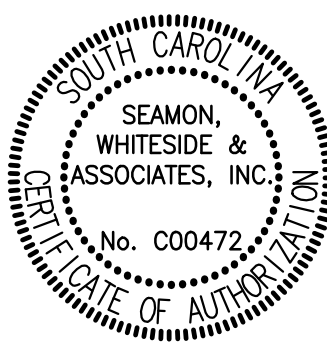
LED <i>(light-emitting diode)</i>	50 watts
Mounting height	12'
Color	Black
Poles	Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll-free at 866.769.6417.

LIGHTPOLE BY DUKE ENERGY (OR EQUAL)



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
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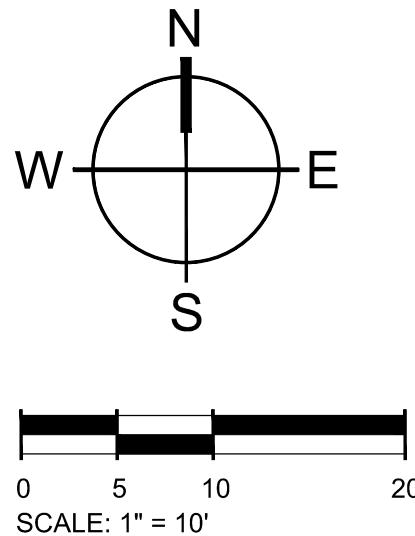
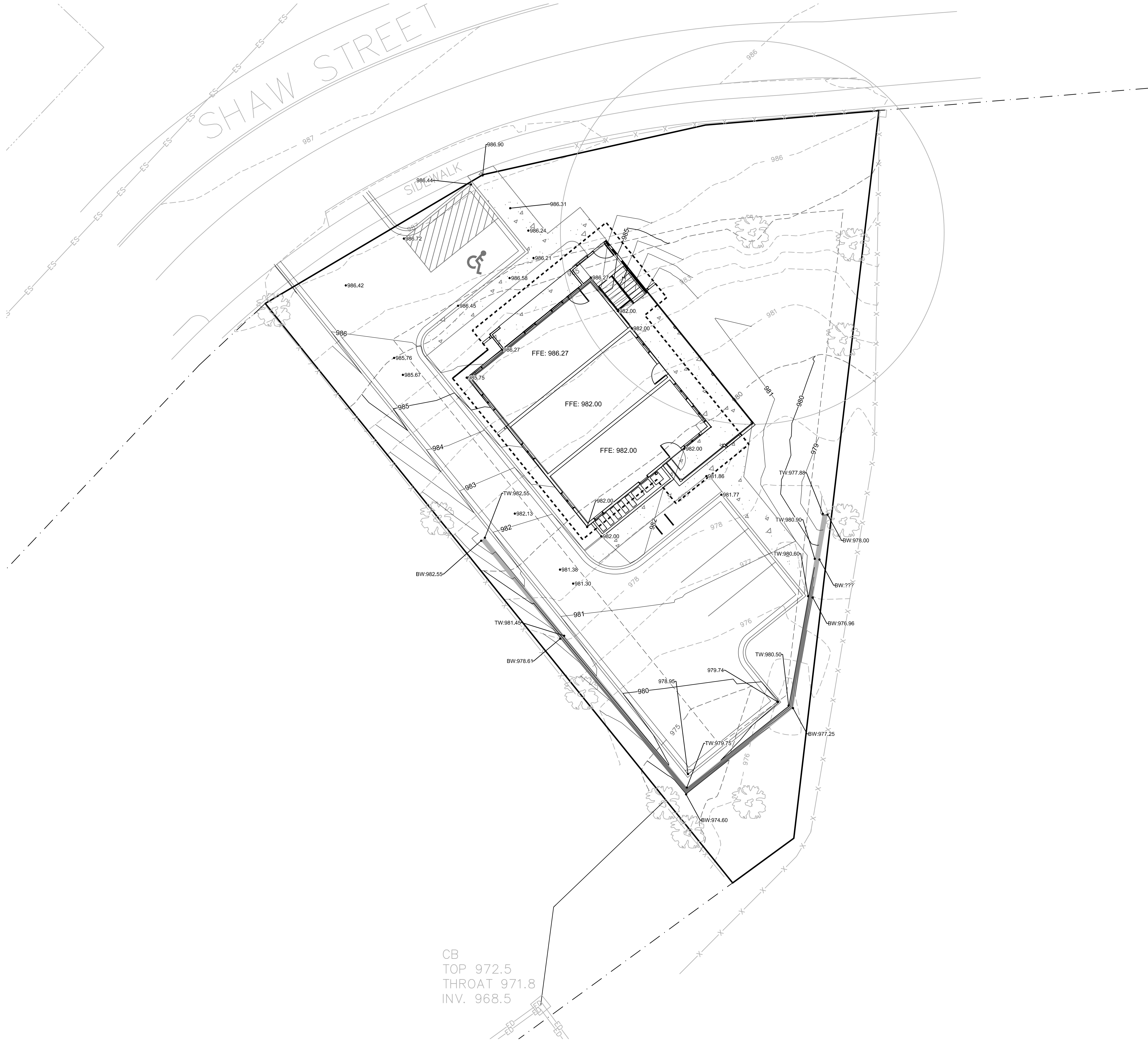
SOTERIA HOUSING
301 SHAW STREET, GREENVILLE SC

SW+ PROJECT: GR3904
DATE: 01/13/2022
DRAWN BY: DM
CHECKED BY: CG

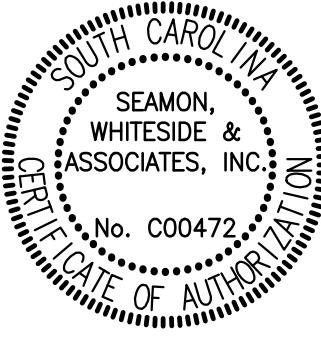
REVISION HISTORY

NO.	DESCRIPTION

SITE & LIGHTING PLAN



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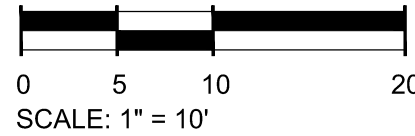
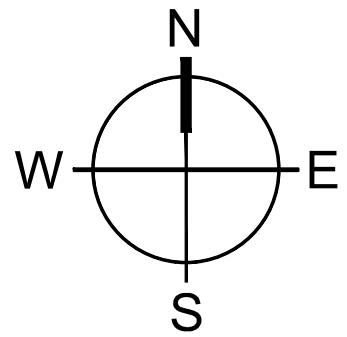
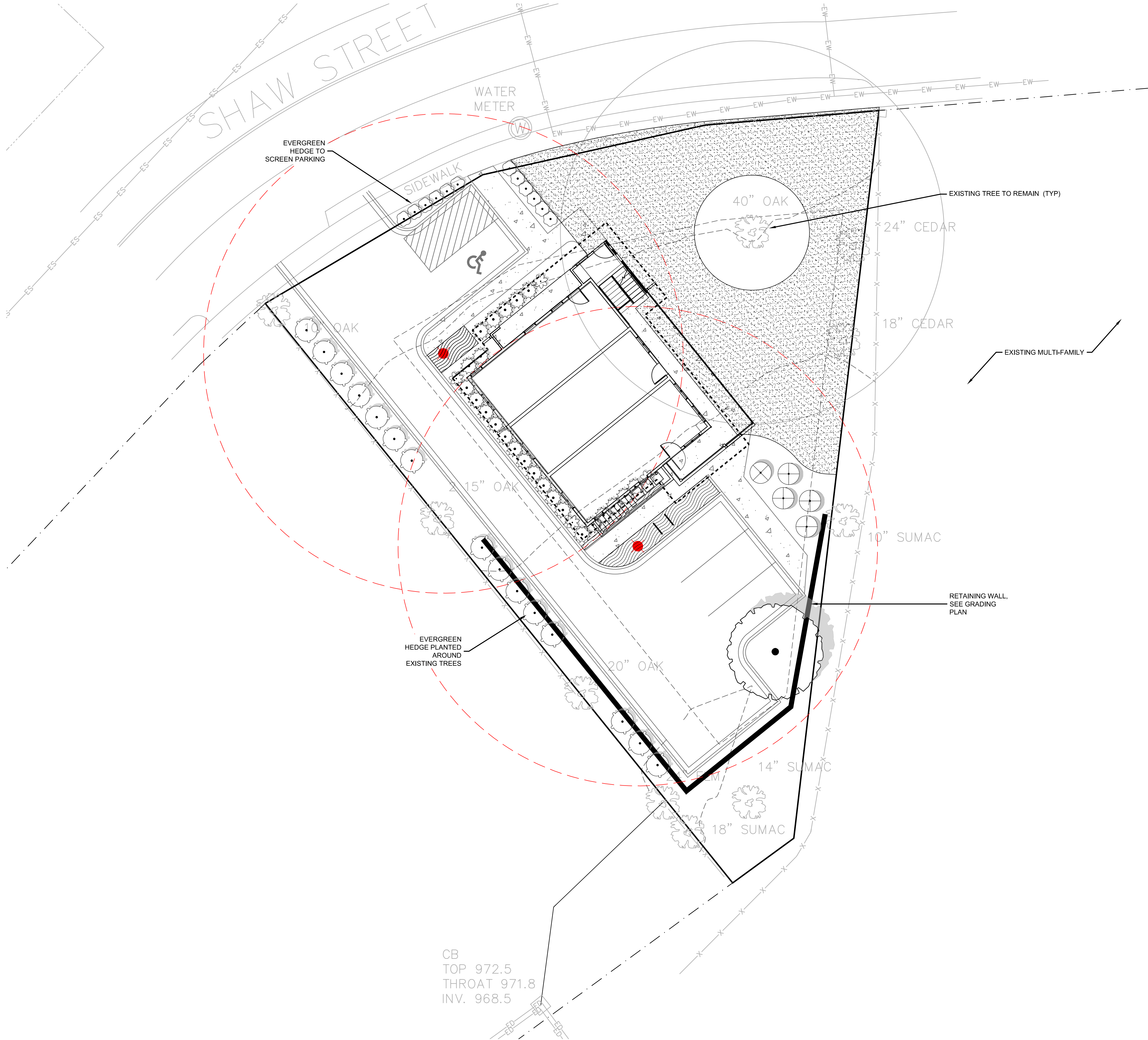
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SW+ PROJECT: GR3904
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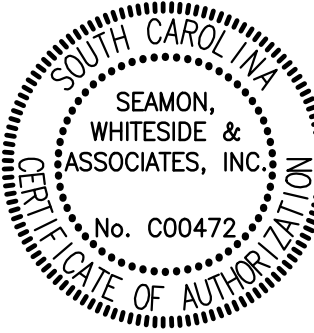
REVISION HISTORY

NO.	DESCRIPTION

GRADING PLAN



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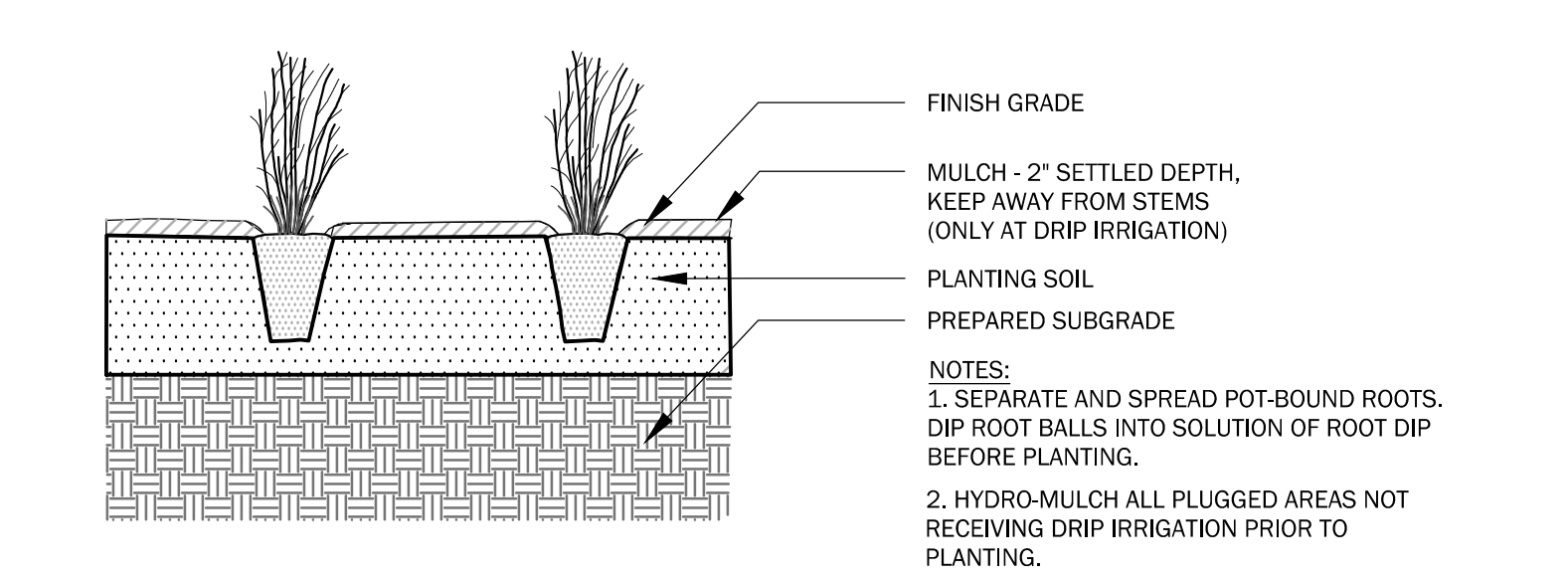
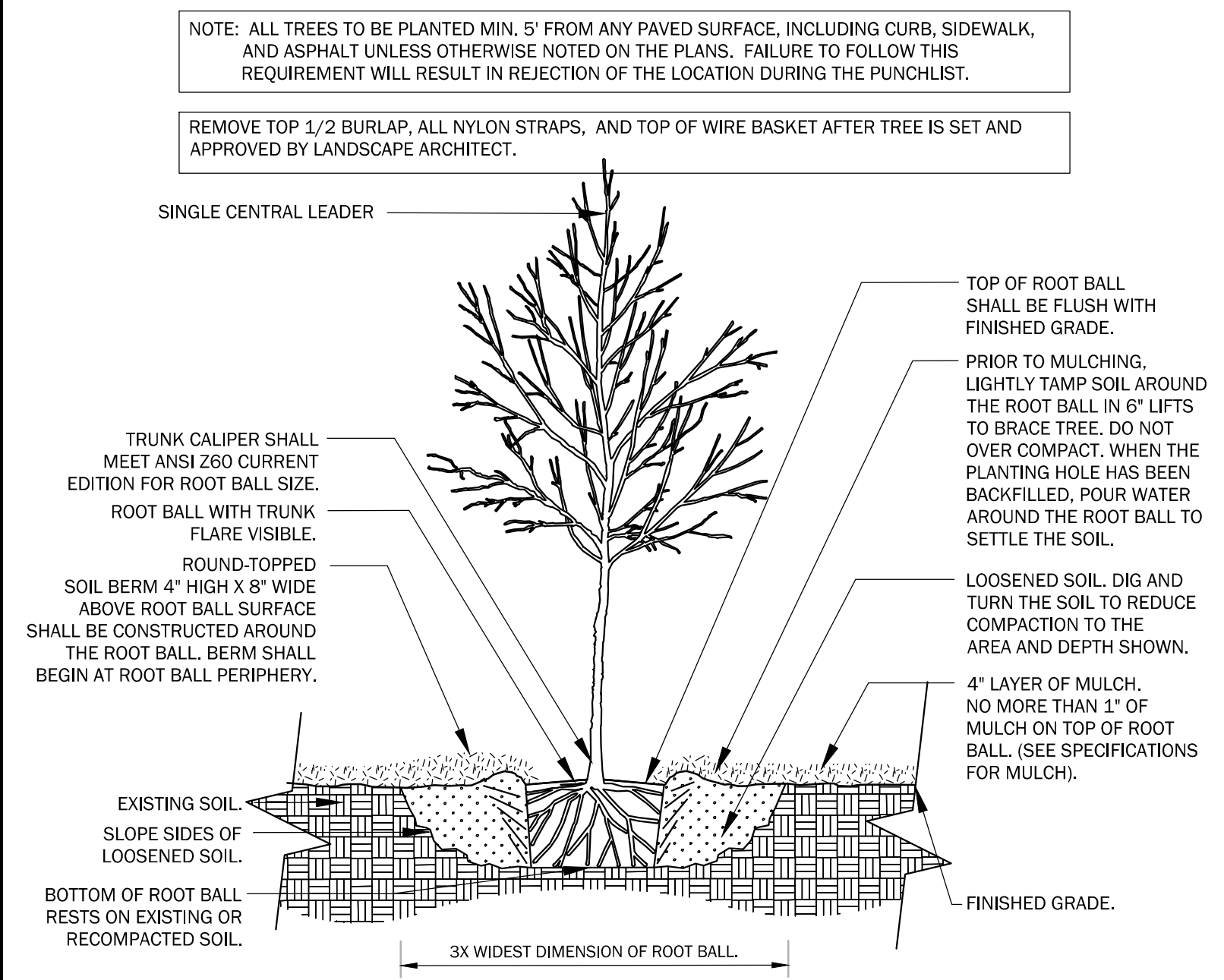
SOTERIA HOUSING
301 SHAW STREET, GREENVILLE SC

SW+ PROJECT: GR3904
DATE: 01/13/2022
DRAWN BY: DM
CHECKED BY: CG

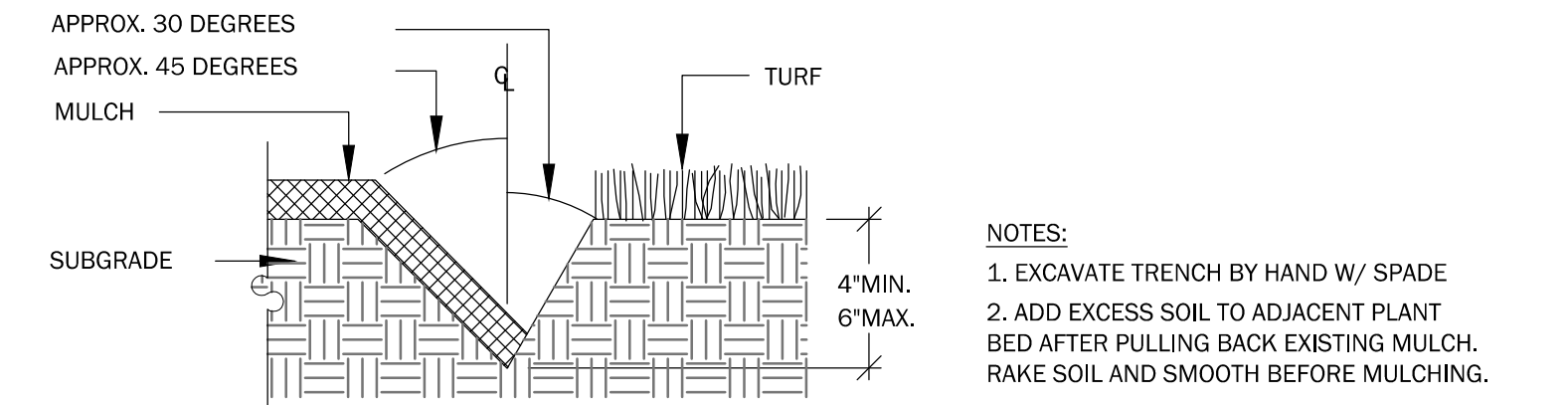
REVISION HISTORY

NO.	DESCRIPTION

LANDSCAPE PLAN



4 HERBACEOUS PLUG PLANTING



5 HORTICULTURAL TRENCH AT LAWN EDGE

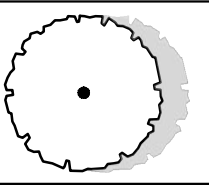
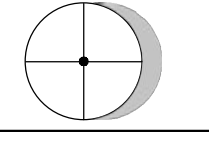
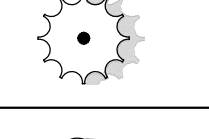
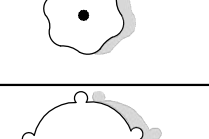
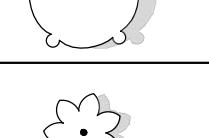

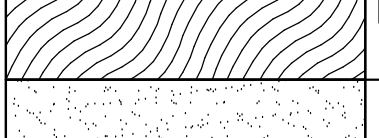
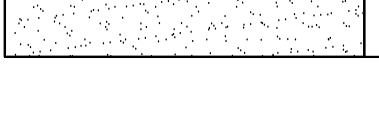
- ### SOIL NOTES
- FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
 - A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
 - SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
 - ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
 - IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

- ### LANDSCAPE NOTES
- CONTRACTOR TO PHOTO DOCUMENT PROGRESS OF WORK ON A WEEKLY BASIS AND SEND PHOTOS TO LANDSCAPE ARCHITECT AND OWNER ALONG WITH BRIEF SUMMARY OF WORK THAT HAS TAKEN PLACE.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
 - THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
 - SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
 - CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
 - ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
 - LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
 - DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED PER PLANTING DETAILS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
 - PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
 - THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
 - SHAPE AND HEIGHT OF BERMS AS NOTED ON PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO PLANTING AND IRRIGATION CONSTRUCTION.

- ### IRRIGATION PERFORMANCE SPECIFICATIONS
- CONTRACTOR TO INSTALL HIGH EFFICIENCY, FULLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR PER IRRIGATION DRAWINGS AND SPECIFICATIONS AND PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW.
 - IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVALS.
 - DESIGN STATISTICS: 60 P.S.I. MAXIMUM. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, ZONES THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THESE ZONES TO 35-40 P.S.I.
 - ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO DRIVES AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 P.S.I. RATED FLEXIBLE PIPE. POSITION HEADS A MINIMUM 3" FROM CURB OR PAVEMENT.
 - ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
 - WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUNDCOVER AREAS SHALL BE DRIP IRRIGATED.
 - SYSTEM PIPE SHALL BE CLASS 160 P.V.C. SIZE OF MAIN PIPE IS AS NOTED ON PLANS. SIZE ALL OTHER PIPE AS FOLLOWS:
0-17 G.P.M.: 1"
18-28 G.P.M.: 1-1/4"
29-35 G.P.M.: 1-1/2"
36-62 G.P.M.: 2"
63+ G.P.M.: 2-1/2"
 - WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
 - ALL CONTROL WIRES SHALL BE 14 GAUGE.
 - CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
 - WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PERTINENT WATER AUTHORITY. CONTRACTOR SHALL BEGIN HIS WORK AT THE METER. OWNER WILL ASSUME THE COST OF THE TAP TO MUNICIPAL WATER SUPPLY AND IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE METER.
 - IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE INCONSPICUOUS AND DEVICE SHALL BE PAINTED 'FLAT BLACK'.
 - PROTECT EXISTING TREES TO REMAIN FROM DAMAGE. NOT MACHINE TRENCHING IS ALLOWED WITHIN THE DRIP LINE OF ANY TREE. WHERE PIPING IS REQUIRED WITHIN THE DRIP LINE, POSITION PIPES TO MINIMIZE DISTURBANCE OF ROOTS AND PERFORM ALL EXCAVATION BY HAND. DO NOT CUT ANY ROOTS LARGER THAN 3/4" DIAMETER.
 - IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.

NOTES

FWF	FULL WELL FORMED	MS	MULTI-STEMMED TRUNK	EGG	EGG CAN CONTAINER	CON	CONTAINERIZED MATERIAL
SP	SPECIMEN MATERIAL	CAL	TRUNK CALIPER	B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL
TF	TREE FORM HABIT	GAL	GALLON CONTAINER			ESP	ESPALIER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT		REMARKS
	QUEP	1	Quercus phellos / Willow Oak	2.5" CAL	12`-14`		FWF, SP, CLEAR TRUNK TO 6'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT		REMARKS
	AZGT	1	Azalea indica / Indica Azalea	7 GAL			FWF, SP, CON
	DIST	24	Distylium x 'PIIDIST-IV' TM / Linebacker Distylium	3 GAL			FWF, SP, CON
	ILEB	12	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 GAL	18"-24"		FWF, SP, CON
	OSMF	15	Osmanthus fragrans / Sweet Olive	7 GAL			FWF, SP, CON
	THUJ	4	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae		4`-5`		FWF, SP, FULL TO GROUND
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	LIRS	88	Liriope muscari 'Super Blue' / Super Blue Lilyturf	4" POT		18" o.c.	FWF, SP, CON
	SOD	2,876 sf	Cynodon dactylon / Bermuda Grass	SOD			TIF 419 OR EQUAL

NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE

REVISION HISTORY

NO.	DESCRIPTION	DATE

PLANT SCHEDULE & DETAILS

Neighborhood Meeting**Project Name:** SOTERIA HOUSING**Location:** VIRTUAL, Via Microsoft Teams**Time of the meeting:** 6 pm**Date:** Thursday, January 13, 2022**Representative holding meeting:** Luke W. Perry, Johnston Design Group

Name	Street Address	Email
1 John (Anonymous)		
2 Linda and William Harkins	102 Conyers St. Greenville, SC	lucyandbill12@gmail.com
3 Kirsten Meier	325 Shaw St. Greenville, SC 29609	meieruk@gmail.com
4 Slowik Household	160 Stall Street	did not provide
5 Gary Davis	1116 S. Main Street, Greenville, SC 29601	gary.davis@captrust.com
6 Jerry Blassingame	201 Shaw St. Greenville, SC 29609	jblassingame@soteriacdc.org
7 Luke W. Perry	101 Alpine Way, Greenville, SC 29609	luke@johnstondesign.group
8 Paul Dow	COG Engineering	
9 Rebecca Edwards	COG Community Development	
10 Austin Rutherford	COG Planning	
11		
12 Note: Ms. Harrison at 1229 1st. Street (864-422-8045) called me to learn more about the project. She was mainly curious,		
13 but said "sounds like a good project."		
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